

THE WHOLE of the above is held on a Secure 6 Year Lease from 01/10/2018 with rent reviews annually to RPI and at a current rental of £11,894 P.A.

THE PRICE FOR THE VALUABLE LEASE, BUSINESS, FIXTURES AND FITTINGS IS THE SUM OF:

**£65,000 (SIXTY FIVE THOUSAND POUNDS)**

Plus Stock at Valuation approximately £7,000

A LOAN should be available to a suitable Applicant subject to status.

VIEWING By prior Telephone Appointment through the SOLE SELLING AGENTS Saville & Woods Ltd.

***PLEASE DO NOT VISIT THESE PREMISES WITHOUT A PRIOR TELEPHONE APPOINTMENT OR APPROACH A MEMBER OF STAFF***

All Businesses with a Post Office attached are offered subject to the approval of Post Office Ltd.



THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED  
ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT

Money Laundering Regulations 2003: Prospective Purchasers will be asked to produce identification documentation prior to proceeding with Sales & Lettings. We respectfully ask for your co-operation in order that there will be no delay in agreeing the sale.

**Saville  
& Woods**  
Limited

**Business Transfer Agents**  
Specialist Valuers, Property Sales & Lettings

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**GREETING CARDS, STATIONERY, GIFTS**

**WITH POST OFFICE ATTACHED**

**CLAYTON-LE-MOORS POST OFFICE**

**38 PICK-UP STREET**

**CLAYTON-LE-MOORS**

**ACCRINGTON**

**LANCASHIRE**

**BB5 5NS**



Registered Office: Gresham House, 5-7 St Pauls Street, Leeds, LS21 2JG VAT reg. no: 166111096 Company reg. no: 1209003 england

FOLIO: 65707

An opportunity to purchase an extremely attractive and prosperous Business carried on from a Large House and Shop Property which occupies a Bold Corner Sited Location and serves this well populated Residential Area of Lancashire. This Well Established Business has been Fully Refitted in recent times and this therefore presents an excellent opportunity to take on a key Mains Post Office with a Solid Retail Business having Potential to develop the Business further with extended opening hours if so desired. Clayton-Le-Moors is situated to the North of Accrington (close to Junction 7 of the M65 Motorway) off the A678. The area has a number of local Shops and Businesses that serve a Largely Residential Area. There is also ample free of charge on-street parking. This excellent Post Office Business offers a full range of Post Office Services including a 24 Hour ATM, Foreign Currency, Motor Vehicle Licences and National Lottery. The programme of improvements to the property included the Private Living Accommodation as well as the Shop and briefly the Property comprises of the Good Sized, Well Fitted Shop with Large Behind P.O. Counter Office Area, Kitchen/Brewing Area & Separate W.C. The Living Accomm. is entirely Self Contained and although it is currently used for storage purposes it has a Lounge, Beautifully Fitted Kitchen, 3 Bedrooms & Bathroom. The Property has the benefit of Gas Central Heating & Sealed Unit Double Glazing. This is a Thriving Business offered at a most competitive asking price and we strongly encourage interested parties to carry out their own interior inspection. **A Walkthrough video of the Business is available via <https://youtu.be/27MNJbQwBVQ>**

Full details are as follows:-



**SPACIOUS CORNER SITED SALES SHOP** 16' X 31 with Electric Roller Shutters, Modern Shop Front, 2 Single Radiators, Modern Interior Wall Boarding, Extensive Adjustable Shelving Units with Hooks, Hangers etc. Tiered Window Display Shelving, 12 Strip Lights, 3 Greeting Card Display Units with Under Storage, Vinyl Floor Covering, 'L' Shaped Serving Counter with 3 Tier Display Shelving having End Retainers, PO Combi Till, Single Radiator, 'Samsung' Photocopier, Large 'Yankee Candle' Display Unit with Under Storage, Free Standing Gondola, Display Unit, Display Table, Circular Security Mirror, Tiered Shelving Units for Stationery, 2 Free Standing Metal

**MODERN 2 POSITION POST OFFICE COUNTER** with Drop Leaf Serving Positions, **SPACIOUS BEHIND COUNTER AREA** 14'3 X 10' 2 Tall Operators Stools, 2 Strip Lights, Single Radiator, Tiered Shelving Units. **KITCHEN/BREWING AREA** 3'3 X 3'8 with Double Base Unit, Double Wall Unit, Electric Kettle. **SEPARATE W.C.** Heat Line Combi Boiler, Wash Basin with Mixer Taps, Double Radiator, WC (Low Suite).

**The PRIVATE LIVING ACCOMMODATION** has a SEPARATE PRIVATE ENTRANCE to HALL. Single Flight Staircase to LANDING.

**LOUNGE** 10'6 X 14'6 with Sealed Unit Double Glazed Window, Single Radiator.

**FULLY FITTED KITCHEN** 14' X 7'9 with a Good Range of matching Base and Wall Cupboard Units including an Inset Single Drainer Stainless Steel Sink Unit, Point for Cooker, Strip Light, Fully Tiled Walls, Sealed Unit Double Glazed Window, Single Radiator, Wall Mounted 'Biasi' Gas Fired Central Heating Boiler.

**FRONT BEDROOM 1** 11'6 X 9' with Sealed Unit Double Glazed Window, Single Radiator, Part Timber Panelled Walls.

**SIDE BEDROOM 2** 11'9 X 11'1 with Deep Corner Recess, Sealed Unit Double Glazed Window, Single Radiator.

**FULLY FITTED BATHROOM** with Suite comprising of Panelled Bath with mixer Taps & Shower Fitment, 'Bristan' Shower Fitment, Fully Tiled Walls, Pedestal Wash Basin, Low Suite W.C., Single Radiator, Vinyl Floor Covering.

Further Staircase to **ATTIC BEDROOM 3** 13'4 X 15'2 with Double Glazed Roof Light, Central Stairs Area but with room for two single beds either side, Single Radiator.

**THE CURRENT POST OFFICE SALARY** is circa £50,000 Per Annum Gross.

THIS OFFICE IS AUTHORISED TO ISSUE MOTOR VEHICLE LICENCES, FOREIGN CURRENCY, MONEYGRAM ETC. AND HAS A 24 HOUR ATM & NATIONAL LOTTERY

**THE TURNOVER** of the Retail Business averages £500 Per Week at an average G.P. of 50%

**THE CURRENT TRADING HOURS ARE:**

Monday - Friday	9.00 a.m. - 5.30 p.m.
Saturday	9.00 a.m. - 2.30 p.m.
CLOSED SUNDAY	

**THE BUSINESS** has only been in the same hands for a relatively short period of time and is capably managed by the Owner. The Business is now offered for sale to allow the owner to explore other Business opportunities, thus presenting an opportunity to acquire a Well Established, Profitable Business, situated in a most appealing location and carried on from this good sized Property.