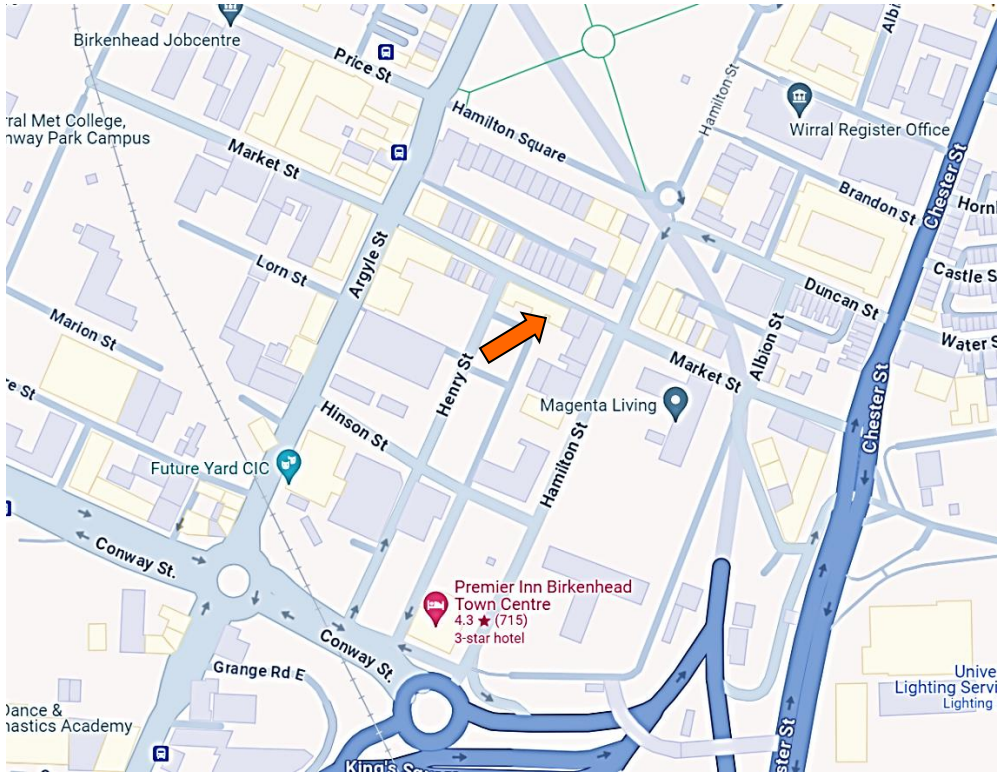


A LOAN should be available to a suitable Applicant subject to Status.

VIEWING By prior Telephone Appointment ONLY 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 Sub Post Office Agencies 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

**Saville  
& Woods**  
Limited

**Commercial Property Agents**  
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Saville & Woods Ltd Grange West House, 34 Burlingham Avenue, West Kirby, Wirral, CH48 8AP

**MAINS POST OFFICE, GREETING CARDS, STATIONERY,  
GIFTS, CONFECTIONERY, COUNTER NEWS,  
CIGARETTES, TOBACCO & VAPES**

**HAMILTON SQUARE POST OFFICE**

**29-31 MARKET STREET**

**BIRKENHEAD**

**CH41 5BS**



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

An opportunity to purchase a Very Well-Presented Business that is situated in the Heart of the Business/Commercial Centre of Wirral. This is a long-established Post Office Business where a High Salaried Main Post Office is combined with a retail Business in Greeting Cards, Stationery, Gifts, Confectionery, Counter News, Cigarettes, Tobacco & Vapes. Hence, this is a profitable concern conducted in sociable hours of a 5½ day working week. As can be seen from the photographs, The Business is cared on from a Characterful Georgian Style York Stone Property that forms part of the Hamilton Square Conservation Area. This has not prevented the presentation of a Modern Post Office and Retails Unit that is offered on a Secure 5 year Lease at reasonable Rental Terms. Briefly, the Property comprises of a Spacious Well Fitted Sales Shop with Long Retail Serving Counter that also incorporates a P.O. Combi Till. There is a Modern Post Office Counter with Good Sized Behind Counter Area, Separate Kitchen, W.C. and Rear Storage Area. The Shop has the benefit of Air Conditioning and also has an ATM. We therefore strongly encourage interested parties to carry out their own interior inspection to fully appreciate the quality that this Business has to Offer. **There is a walk through video available at <https://youtu.be/ZkmTqYjFixc>**

Full details are as follows:-

**SALES SHOP** with Automatic Opening Sliding Doors, 'Tefcold' Double Door Cold Drinks Display Refrigerator, 'Tefcold' Single Door Cold Drinks Display Refrigerator, Part Carpet & Part Vinyl Floor Covering, Illuminated Suspended Ceiling with 11 Diffused Light Fittings, 'Toshiba' Air Conditioning Unit, Approx. 10' of Tiered Stationery Display Shelving with End Retainers, Extensive Slatted Wall Boarding with numerous Hooks, Hangers, etc Central 5' Gondola Display Unit with Adjustable Shelving, 3'6 End Display for New & Magazines, 3 Crisps Display Units, 2 Drawer Greeting Card Display Unit Greeting Card Display Spinner, Gift Wrap Display Shelving, Approx 7' of Tiered Greeting Card Display Racking, L shaped Serving Counter with Glazed Display, Behind Counter Shelving Unit, Cigarette Gantry, 4 Diffused Light Fittings, Carpet Flooring, Electric Departmental Epos Till, 4 Door Storage Unit with Adjustable Shelving Units, Post Office Combi Till 2 Position Modern Post Office Counter.

**LARGE BEHIND COUNTER OFFICE AREA** 1 Tall Operators Stool, Air Conditioning Unit, Note Counter, 16 Drawer Document Storage Unit, 2 X 15 Drawer Document Storage Units, Illuminated Suspended Ceiling with 2 Diffused Light Fittings.

**REAR KITCHEN** with Single Drainer Stainless Steel Sink Unit having Under Cupboard.

**SEPARATE W.C.** (Low Suite) with Pedestal Wash Basin, Tiled Splashback, Fitted Mirror, Extractor Fan.

**STORAGE AREA** with 1 X 4 Drawer Filing Cabinet, Safe, Shelving.

**THE CURRENT POST OFFICE SALARY** is circa £88,000 Per Annum Gross.

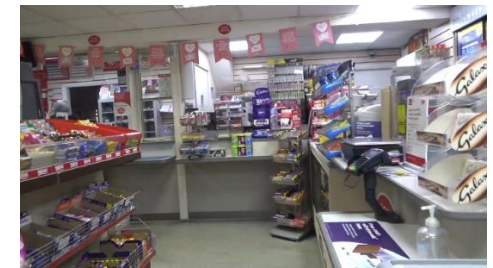
**THE TURNOVER** of the Private Business averages £2,400 Per Week at an average Gross Profit of approximately 18.22%

**THE CURRENT POST OFFICE HOURS** are;

Monday – Friday 8.30 a.m. to 5.30 p.m.

Saturday 9.00 a.m. to 12.30 p.m.

Closed Sunday



**THE BUSINESS** has been in the same hands since 2005 and capably managed by the Owner in Part-Time Attendance together with 3 Part-Time Assistants and is offered for Sale to allow the Owner to take retirement. This is a rare opportunity to acquire a Profitable, Well Established, High Salaried Post Office Business in such a notable area of Wirral.

**THE WHOLE** of the above is held on a Secure 5 Year Lease from 29/07/2020 rent reviews every 3 years and at a current rental of £8,500 P.A.

**THE PRICE** for the VALUABLE LEASE, BUSINESS, FIXTURES & FITTINGS is the sum of:

**£110,000 (ONE HUNDRED AND TEN THOUSAND POUNDS)**

Plus Stock at Valuation approximately £8,500