

General Store & Post Office

Pontfadog Post Office Pontfadog Llangollen LL20 7AR



FOLIO: 65748

- A 4 Bed Detached House & Shop.
- Delightful Village Setting Near Chirk.
- A Profitable Business with Scope to Add.
- Central Heating & Double Glazing.
- Excellent Life-Style Business in the Ceiriog Valley.

An opportunity to purchase an extremely Attractive Property & Business carried on from a Spacious 4 Bedroom House and Shop Property which occupies a Bold Central Position in the centre of this lovely Village. The Property which has the benefit of Oil-Fired Central Heating & Seal Unit Double Glazing, has been well kept & improved by the current owners who are now retiring after operating the business since 2005. The property has been sensitively improved over the year to maintain the character of this excellent property whilst providing for all modern facilities. There is a Spacious Shop & Post Office in the min retail area (circa 450 sq. ft.), together with a further retail area Household & Hardware Items plus a Storage Area, Rear Kitchen and W.C. The Living Accommodation includes a Rear Lounge, Dining Room, together with an extension that provides for Fully Fitted Kitchen/Breakfast Room. To the first Floor there are 4 Bedrooms (one of which has its own ensuite Shower Room & W.C. and a Shower Room With W.C. Outside there is a Tiered Rear Garden together with a large Brick Built Store & Garage. This really is a beautiful setting for a Village Business overlooking the River Ceiriog with excellent living accommodation and a business that has a very solid income but with scope to add additional lines. We strongly recommend that interest parties carry out their own inspection to fully appreciate the location and the quality on offer. **There is a Walk-Through Video available at <https://youtu.be/FhMmTSsnHFE>**

Full Details are as follows:-

LARGE DOUBLE FRONTED SALES SHOP 16' X 27' with Double Glazed Shop Front, Tiled Floor, 'L' Shaped Serving Counter, with Inset Display Shelving, 1 Set of 'Avery' Scales, Behind Counter Timber Shelving Units, Electric Meat Slice, 'Brecknell 112 Pay & Weigh Scales, 'Morphy Richards' Microwave Oven, 4 Strip Lights, Electric, Wall, Clock, 3 Display Front Upright Refrigerators, 5'6" Tiered New Display Stand, Vegetable Display Baskets, Timber Gondola Display Unit, Display Top Chest Freezer, Timber Display Table, Greeting Card Display Spinner & Sweets Display Unit, Insect Control Unit, 1 Position Modern Post Office Counter, 4 Window Strip Lights, Tiered Crisps Display Baskets.

SIDE DISPLAY ROOM 9' X 10' Used for display of Household Goods & Hardware with 2 Gift Wrap Dispensers, Timber Tiered Display Units, 3 Display Stands

SEPARATE W.C. with Wash Basin & 'Aqua Electric Water Heater.

REAR STOCKROOM 15' X 13' with Fitted 'Dexion' Type Metal Shelving Units, & Timber Shelving Units.

SIDE STORAGE AREA with Walk-In Cupboard, Wash Basin with 'Triton Water Heater.

REAR KITCHEN 13'6 X 6'6 with Base and Wall Cupboard Units, Inset Single Drainer Stainless Steel Sink Unit, Extensive Formica Working Surfaces, Tiled Surround, 4 Tier Metal Storage Shelving Unit.

The **PRIVATE LIVING ACCOMMODATION** which also has a **SEPARATE ENTRANCE** (other than the Shop).



FULLY FITTED KITCHEN/BREAKFAST ROOM 12'6 X 14'6 with a Good Range of matching Base and Wall Cupboard Units including an Inset 1 ½ Bowl Single Drainer Stainless Steel Sink Unit with Mixer Taps, Plumbing for Dishwasher, Built-In 'Indesit' Oven & Grill, Four Ring Electric 'NEF' Hob above and Cooker Hood over, Tiled Surrounds, Extensive Formica Working Surfaces, Breakfast Bar Area, Oil Central Heating Boiler, Double Radiator, Plumbing for Washing Machine, Sealed Unit Double Glazed Window to Front & Side.

DINING ROOM 9' X 12'3 with Baxi Fireplace, Tiled Surround, Timber Mantle, Sealed Unit Double Glazed Window, Double Radiator, Under Stairs Cupboard.

LOUNGE 9'1 X 13'6 with Double Radiator, Sealed Unit Double Glazed Window.

Inner Hall with a Turned Timber Staircase to **LANDING**

FRONT BEDROOM 1 12' X 14'10 with Sealed Unit Double Glazed Window, Double Radiator.



REAR BEDROOM 2 12' X 12'4 with Double Radiator, Sealed Unit Double Glazed Window, Walk-In Shower Cubicle, Walk-In En Suite W.C. & Wash Basin.

REAR BEDROOM 3 10'0 X 9'9 with Built-In Wardrobes, Sealed Unit Double Glazed Window.

BEDROOM 3 9' X 11' (Maximum) with Built-In Airing Cupboard, Sealed Unit Double Glazed Window.

FULLY FITTED SHOWER ROOM Shower Cubicle having 'Triton' Shower Fitment, Pedestal Wash Basin, Low Suite W.C., Timber Laminate Flooring, Heated Ladder Towel Rail.

OUTSIDE – WELL ENCLOSED TIERED GARDEN TO REAR **DOUBLE BRICK BUILT GARAGE & STORE** 21' X 9'4 with Double Doors & 21'3 X 9'3 with Double Doors & Strip Light REAR ROOM 12' X 21'9

THE TURNOVER of the Business averages £100,000 P.A. at an average Gross Profit of approximately 15.81%

THE CURRENT TRADING HOURS are;

Monday, Tuesday 7.30 a.m. to 5.30 p.m. with 1 hour for Lunch

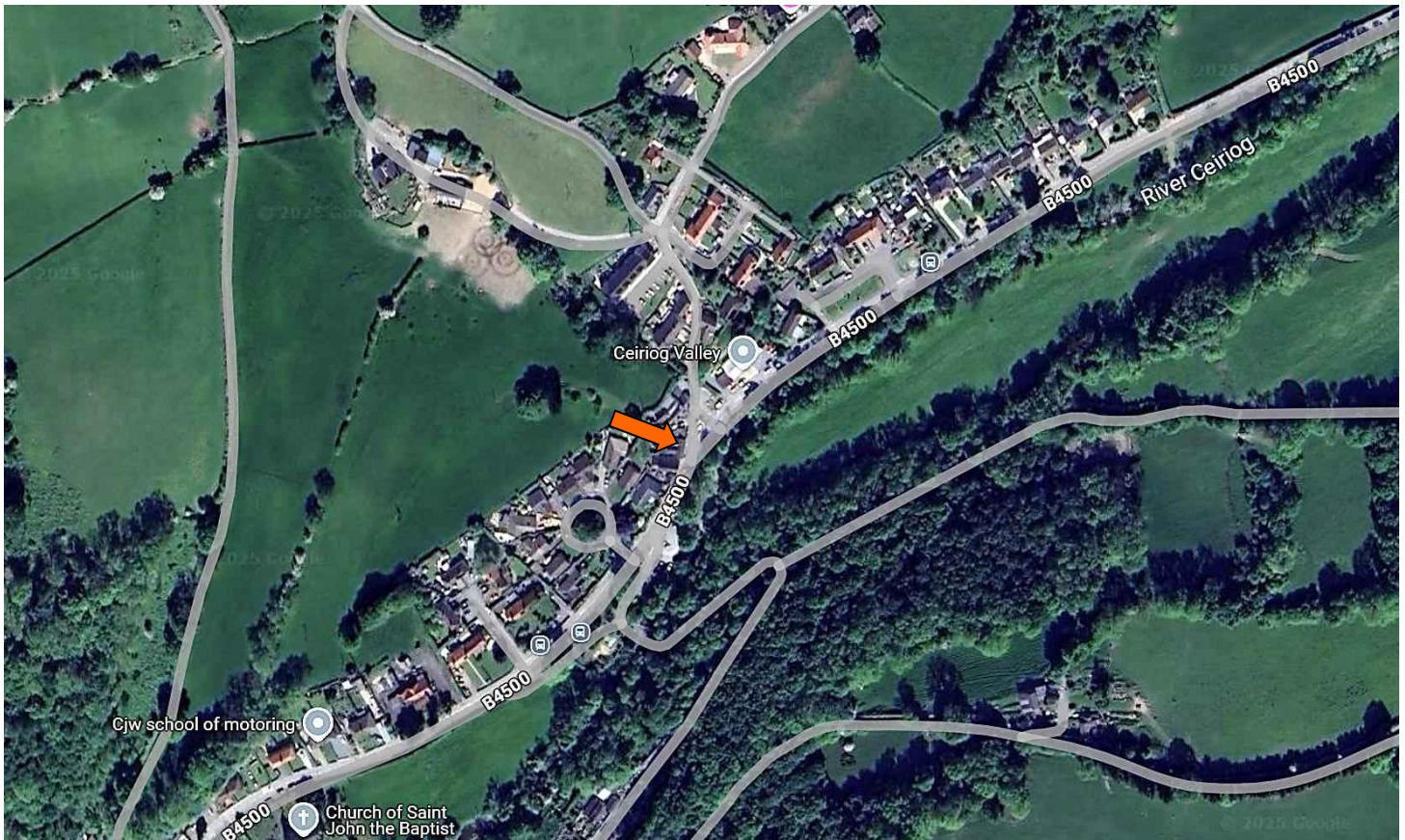
Wednesday Thursday, Friday 7.30 a.m. to 1.00 p.m.

Saturday 7.30 a.m. to 12.30 p.m. Closed Sunday

THE BUSINESS which has been in the same hands since 2005 and has been capably managed by the Owner & his Wife and is offered for sale to allow the Owner to take Retirement, thus presenting a rare opportunity to acquire an extremely Attractive, Well Established Business which is conducted in Sociable Hours but also has the opportunity to expand with additional hours and product lines.

LOCATION Situated in a Busy & Prominent Main Road Location in pleasant North East Wales Village of Pontfadog. This is a well-thought-of area little nearby competition. Situated near to both Chirk, this Business benefits from the local trade and from visitors looking to enjoy the superb surrounding Countryside of the Ceiriog Valley. Situated in the Wrexham County Borough and with Mountains to climb and acres of open fields, this truly is an idyllic location

Location Map



THE PRICE for the **FREEHOLD PROPERTY, BUSINESS, FIXTURES & FITTINGS** is the sum of:

£299,995 (TWO HUNDRED AND NINETY NINE THOUSAND NINE HUNDRED & NINETY FIVE 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 **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.

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.

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