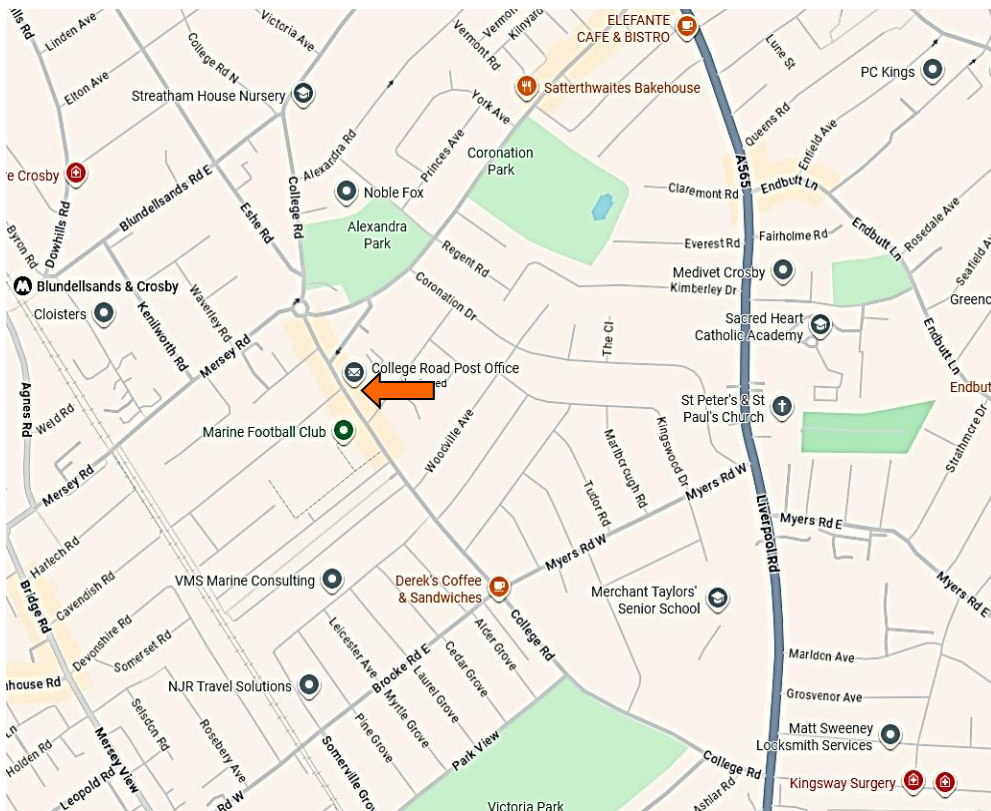


A LOAN should be available to a suitable Applicant subject to Status.

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

A GOOD SIZED WELL FITTED SHOP & HIGH SALARIED POST OFFICE WITH

GREETING CARD, STATIONERY & GIFTS

COLLEGE ROAD POST OFFICE

150 COLLEGE ROAD

CROSBY

LIVERPOOL

L23 3DP



There is a Walk-Through Video available at <https://youtu.be/-BLKi4IZAWQ>

FOLIO: 65766

An opportunity to purchase an extremely prosperous Business that is carried on from a Prime Trading Position serving a Busy & Well Populated Residential Area and forming part of a Well Populated Residential Area and forming Part of a thriving Shopping/Commercial Parade. The attractive Ground Floor Shop occupies a Bold Main Road Trading Position situated just off the A565 approximately 6 miles to the North of Liverpool City Centre and in close proximity to the renowned Merchant Taylors College. The Business is carried on from a Spacious Well Fitted Lock-Up Shop which has been well improved in recent years under the direction of the current Owner and is offered on competitive rental terms.

Briefly the accommodation includes the main Sales Area with Side Post Office Combi Till & Retail Area (pictured Below), Modern 2 Position Post Office Counter, with Behind Counter Area, Side & Rear Stock Rooms, Rear Kitchen & Separate W.C. Outside there is a Shared Rear Yard & Outbuildings. We strongly encourage interested parties to contact the agents in order to make arrangements to carry out their own interior inspection.

Full details are as follows:-



DOUBLE FRONTED SALES SHOP 31'2 X 16'2 (to Post Office Counter) with Aluminium Shop Front, Mat Well, Non-Slip Vinyl Floor Covering, 2 Display Windows with ATM. Illuminated Suspended Ceiling with 8 Low Energy Diffused Light Fittings, Approx. 18' of Tiered Adjustable Greeting Card Display Shelving, High Quality Modern Interior Wall Boarding with Shelving with Hooks, Hangers etc. Approx. 12' of Tiered Adjustable Shelving Units with Chrome Retainers, 1 Greeting Card Island Display with Under storage & End Displays and Gift Wrap Dispensers, 1 2 Drawer Greeting Card Display Unit, Queuing Rail, L-Shaped Serving Counter with Post Office Combi Till, Behind Counter Adjustable Shelving Units with Numerous Hooks, Hangers etc., 'Gold' Electronic Till, 1 Cupboard Shelving Unit.

2 POSITION MODERN POST OFFICE COUNTER Behind Counter Office Area 7'10 X 12'10 with Carpet Floor Covering, Extensive Slatted Wall Boarding, 2 X 16 Compartment Metal Storage Units, 2 Tall Operators Stools, Wall Clock, Strip Light.

SIDE STORAGE AREA to 'L' Shape 7' X 9'9 with Fitted Shelving Units, Vinyl Floor Covering, Timber Shelving Unit.

SIDE STOCK ROOM 10'6 X 11'4 with 2 Drawer Metal Filing Cabinet,, 1 5 Drawer Metal Filing Cabinet, 4 Tall Racks of Metal Shelving Units, 1 Tall Metal Storage Cupboard with Double Opening Doors, Carpet Flooring, 1 X 15 Drawer 'Bisley' Document Storage Unit, Strip Light.

UNDERSTAIRS STORAGE AREA

REAR LOBBY with Fitted Shelving Units, Quarry Tiled Floor.

REAR KITCHEN 7'7 X 4 '6 with Base Cupboard Unit & Working Surface, Microwave Oven, Refrigerator, Kettle, Vinyl Floor Covering.

SEPARATE W.C. (low Suite) with Wash Basin & Electric Water Heater, Quarry Tiled Floor, Tiled Surrounds.

OUTSIDE – Shared Rear Yard & Outbuildings

THE CURRENT POST OFFICE SALARY is circa £159,000 P.A. Per Annum Gross.

This office is authorised to issue Motor Vehicle Licences, Passport Applications Personal & Business Banking, Foreign Currency/Travel, Bill Payments, Mails & Parcels inc, Royal Mail Parcelforce, Everi & DPD, it also has a 24 hr external ATM.

THE TURNOVER of the Private Business averages £716 Per Week at an average Gross Profit of approximately 56%

THE CURRENT POST OFFICE HOURS are;

Monday - Friday 9.00 a.m. to 5.30 p.m.

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

Closed Sunday

THE BUSINESS which has been in the same hands since 2009 and has been capably managed by the Owner & his Wife both in Part-Time Attendance together with 5 Part-Time Assistants and is offered for sale to allow the Owners to take retirement, thus presenting a rare opportunity to acquire an extremely Profitable well established Business with a high Post Office remuneration and from which effort will be well rewarded.

THE WHOLE of the above is offer on a New 6 Year Lease (longer term considered) on FR&I Terms and with rent reviews every 3 years. Commencing Rent £15,000 P.A.

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

£175,000 (ONE HUNDRED AND SEVENTY-FIVE THOUSAND POUNDS)

Plus Stock at Valuation