

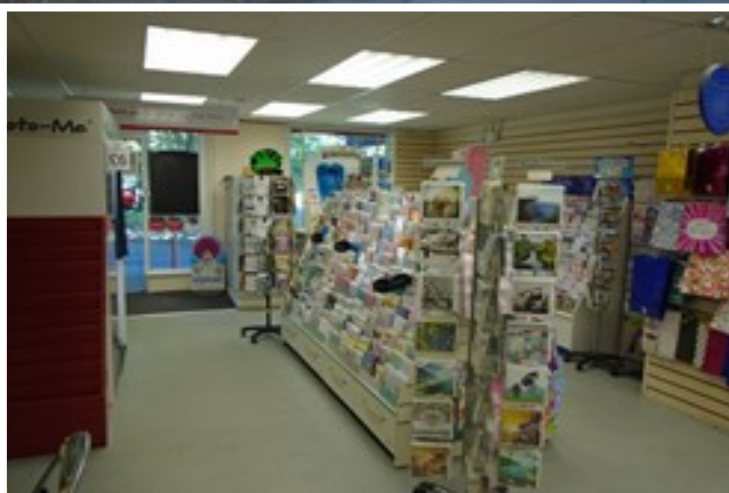
retail in DH1

Cheveley Park Shopping Centre, Durham
County Durham, DH1 2AA

£105,000

- ✓ Post office business for sale
- ✓ Shop sales of £35,457 April 2016
- ✓ £45,000 refurbishment in 2015
- ✓ Cash point and lottery
- ✓ Special summer exchange rates
- ✓ Fixtures and fittings included in sale

COMMERCIAL



Summary

- Property Type: Retail - Parking: On Street Price: £105,000

Description

We are pleased to offer to the market this post office business for sale, 'Belmont Post Office'. The business occupies a ground floor unit ideally located along Cheveley Park Shopping Centre retail parade, Durham. The property was subject to a huge £45,000 refurbishment just three years ago. The business has been successfully established for many years and generated shop sales of £35,457 year ending April 2016. All fixtures and fittings are to be included in the sale. Further business details and full accounts can be provided upon serious enquiry.

Location

The unit is located within Cheveley Park Shopping Centre with ample car parking spaces available. The shopping centre is approximately 3 miles from Durham city centre and just off the A1. The unit located within a residential area with Belmont Junior School in close proximity as well. The shopping centre provides numerous different uses and high footfall.

Accommodation

GROUND FLOOR

Main sales area:

Back area: 11.46sqm

Storage room: 1.74sqm

Staff W.C.s

NIA 73.98sqm (796sqft)

Business Details

The subject business is operating as 'Belmont Post Office', a long-established post office serving a wide catchment area. There are approximately 30 local businesses regularly using Belmont Post Office's services. The business benefits from cash machine and lottery, and also offers 'Post Office Money' special offer exchange rates between July and September, generating more business in the summer months. Fixtures and fittings are to be included in the sale. As from accounts year ending April 2016, shop sales are £35,457, and the post master's salary is £69,500. Full accounts details can be made available upon serious enquiry. Post office offers facility for Passports and International Driving License.

Opening Times

Opening times are currently as follows:

Monday, Wednesday, Thursday, Friday: 9.00am to 5.30pm

Tuesday: 8.30am to 5.30pm

Saturday: 9.00am to 2.00pm

Sunday: closed

Lease Terms

The property is current let on a 6 year lease expiring in December 2018 with the option to renew, at a rent of £850PCM inclusive of VAT.

Rateable Value

The adopted rateable value is £6,800 as of 1st April 2017.

Sourced from VOA.

EPC

Available upon request.

Additional Information

For further information please contact our office direct on 0191-425-1507, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Cheveley Park Shopping Centre, Durham, County Durham, DH1 2AA

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , www.pattinson.co.uk

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