

FELPHAM POST OFFICE

Felpham

West Sussex



£795,000 Freehold Property (& Commercial Business)

A four double bedroom detached property currently including Felpham Post Office (shop and Post Office counter)

FEATURES:

- Spacious detached property in prime central village location
- Residential accommodation comprises kitchen breakfast room, sitting room, conservatory, 4 double bedrooms, bathroom, south facing garden and off- road parking for several vehicles
- Established business with post office counter and news agency shop, lottery & external ATM
- Turnover and post office salary details available on request
- Central village location; a few minutes' walk to all amenities including the beach
- Offered for sale with no forward chain

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FELPHAM

Felpham Post Office is situated at the heart of Felpham Village on the corner of Felpham Road and Limmer Lane. Felpham is a pretty, coastal village with a population of over 12,000 and considered a friendly, self-sufficient community with a wealth of amenities to offer local residents and its many visitors. Felpham was home to William Blake, his cottage centrally placed and is it is now home to a good number of long standing business and retail outlets not to the mention the good primary and secondary educational facilities and a healthy choice of cafés, pubs and restaurants. Perhaps one of Felpham's key asset is its unspoiled coastline with sandy beaches, rock pools and promenade.



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THE PROPERTY

The substantial family home is situated behind and above the shop. Access from the shop is via a doorway behind the retail counter into a hallway which houses the ground floor W.C. and further doors to the kitchen, hallway lobby and external doors to both the rear garden and a side access into Limmer Lane. The recently fitted, contemporary kitchen consists for a number of fitted and free-standing appliances, a good size island, ideal for occasional dining and has a door through to the 20ft x 8ft conservatory which has views out across the gardens and double doors to the terrace. The sitting room has a door to the kitchen and double doors to the conservatory.

The first floor consists of four good size double bedrooms, all with period fireplaces. Bedroom one, to the front of the property, has views over to St Mary's Church; bedroom two has views over the garden. Bedroom three is dual aspect to front and side also with views of the church and bedroom four overlooks the rear garden. There is a recently fitted bathroom and a separate W.C.

The property occupies a large corner plot and benefits from an area of walled forecourt directly in front of the shop, a private, south facing garden with lawn and shrub borders with access to Limmer Lane; a decked terrace; an area ideal for private parking which is gated to Felpham Road and several storage units.

We would highly recommend an internal inspection to appreciate the space and versatility this property has to offer.



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THE BUSINESS

Felpham Post Office has been owned and run by the current owner for nearly ten years.

Retail layout: The retail area is situated to the front of the property and occupies a substantial part of the ground floor area (approx. 80m²). The shop entrance porch leads into the well fitted retail area where you will see an impressive selection of confectionery, newspapers, magazines, tobacco, stationery, toys, gifts and greeting cards. The retail counter is directly in front of the shop entrance and includes full National Lottery and Scratch cards.

Window display: The retail area also boasts dual aspect windows suitable for display and advertising.

Post Office Counter: To the far right of the retail area is the Post Office Counter which is a fortress style counter with two serving positions and currently offers a number of key services.

External ATM: Which generates an income for the business.

Newspaper Rounds: There are currently nine paper rounds carried out by reliable staff and the News bill also contributes well to the weekly takings

Pop-up shop: This temporary workshop is currently hired on a daily basis and create yet a further stream of revenue.

BUSINESS HOURS

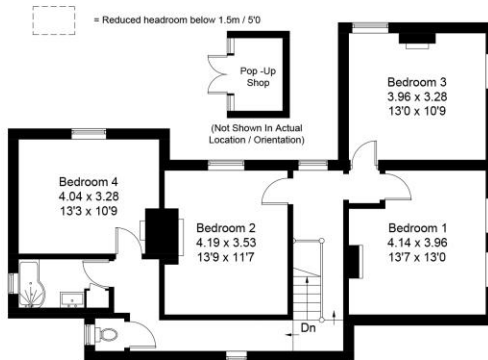
The current business hours for the shop are 6.30am - 1pm, 7 days a week and the Post Office Counter is open 8.30am – 1pm Monday to Saturday.

POST OFFICE

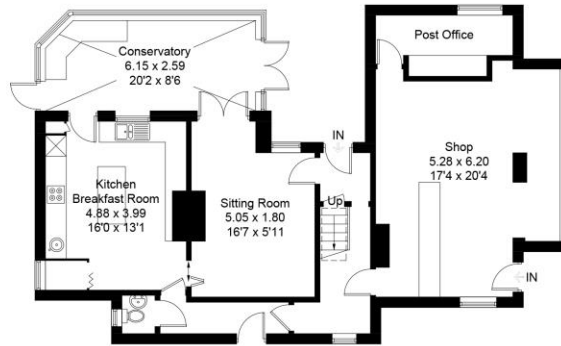
The appointment of a Sub Postmaster is at the discretion of Post Office Ltd. With regard to current Post Office Ltd procedures please visit www.runapostoffice.co.uk

FLOOR PLAN:

Approximate Gross Internal Area = 190.7 sq m / 2053 sq ft
 Pop-Up Shop = 2.9 sq m / 31 sq ft
 Total = 193.6 sq m / 2084 sq ft



First Floor



Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale.(ID992875)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

OLD EPC



DISCLAIMER: Property Misdescriptions Act 1991 - Bay Tree Estates would like to highlight that the sales particulars have been generated in good faith to offer prospective purchasers a fair overview of the property. A structural survey has not been carried out, nor have any of the property's appliances, services or facilities been tested. Any measurements (of distance or area) including those in descriptions, on maps or plans are given as a guide only and should not be solely relied upon for carpets or furnishings.

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