

CONVENIENCE STORE & POST OFFICE (MAIN BRANCH)

KINGSTHORPE, NORTHAMPTONSHIRE

REF: T34367SM

📞 01788 435 966

✉️ warwicknorthants@emfgroup.com

🌐 www.emfgroup.com

COMPLETION OF A NON-DISCLOSURE FORM WILL BE REQUIRED TO RELEASE FURTHER INFORMATION ON THIS LISTING

NEW
PRICE



For further information or the accounts click to [COMPLETE ONLINE NON-DISCLOSURE FORM](#)

- Established in 2023
- Post Office & Paypoint with Amazon & Evri
- Strategic Location Near Shopping and Schools
- Profitable Business with Growth Each Quarter
- Selling Due to Relocation
- Opportunity to Extend Trading Hours
- Community Hub Loved for Great Service
- Sale Includes All Fittings and Equipment
- CCTV/Motion Sensor Security System
- Low Overheads with Attractive Lease Terms

LEASEHOLD: £259,000 + STOCK AT VALUATION

For the benefit of the leasehold, goodwill of the business, fixtures, fittings and equipment. Stock payable in addition on completion at valuation. This is a business for sale as a going concern.

Can we help? Call us on

01788 435 966

INTRODUCTION

EMF are delighted to present for sale a modern convenience store and Post Office located in Kingsthorpe, Northampton. Opened in 2023 to benefit from the recent closure of another store nearby and retain Post Office services in the area, it is only now coming to market as the business owners are now looking to relocate. Although still a young business, it has been profitable with growth each quarter and there is great potential for a new owner to increase turnover, such as new lines, further services and extended opening hours. In a great location next to a busy main road and situated in a thriving shopping area with the likes of ASDA, Waitrose and other shops nearby, local schools and good footfall ensures that the Post Office draws customers into an inviting and well laid-out store. There is also ample customer parking close-by, making this a great base to further grow the business. Interest is expected to be high and viewing is highly advised.

THE BUSINESS

Offering a substantial range of products; stationary, cards, magazines and newspapers that are very popular with customers, along with chilled drinks, tobacco, alcohol and sweets. Additionally stocked are various toys and games, household products and the other usual items you would expect to find in a modern convenience store.

The Post Office is a main branch (one of only two in in the area) meaning the business can offer a wide-range of services including passports, driving licences, banking services such as cash withdrawals and deposits (business and private), cheque deposits, balance enquiries, travel insurance, currency exchange and sending parcels and letters. Services for Amazon and Evri are already online, with the owners working on adding DHL services also. The Post Office fortress itself has two positions with the shop till also having a Post Office combo-counter at the end, making it possible for one person to run the shop and Post Office if required. Paypoint services are also offered.

There are opportunities to increase sales through the introduction of new products and services such as a hot coffee machine, quick snacks, and light tech-related items like phone cases, earphones, and charging cables. Offering lottery services, subject to the regular application process, presents another potential income stream.

Current annual revenue breakdown:

- Shop Weekly Sales: Circa £4,400 per week and rising.
- Post Office Commission: Circa £67,000 and rising.

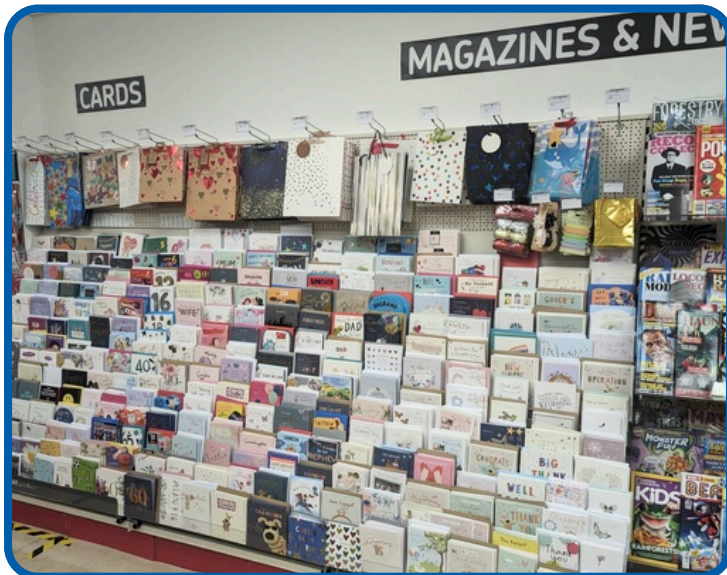
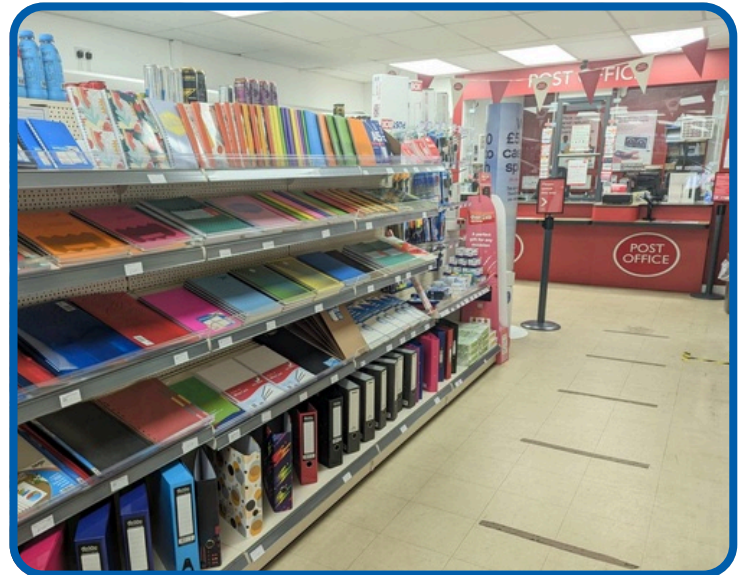
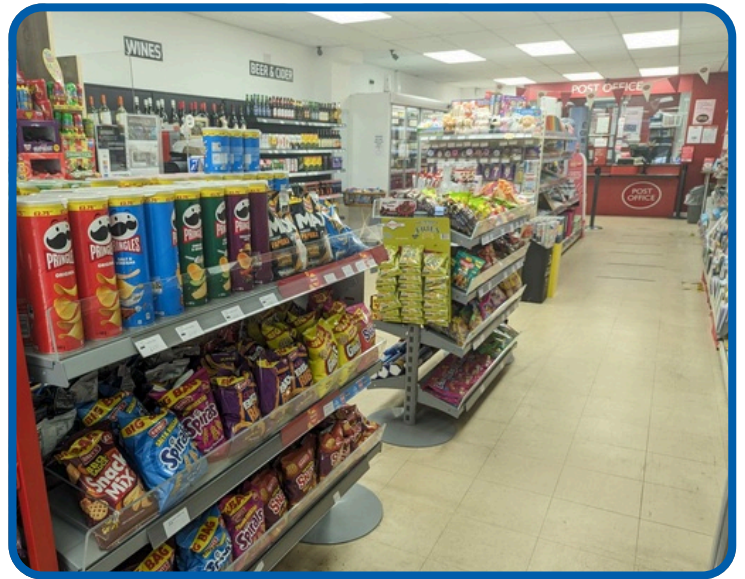
Two members of staff currently work 20-22 hours per week each; Monday, Tuesday, Wednesday they cover the entire day in the Post Office (one opening, one closing), and Thursday, Friday and Saturday they carry out the mid-shift from 10:00am to 3:30pm. Both staff members are very experienced, having worked for the Post Office for several years and getting on well with customers and the owners alike.

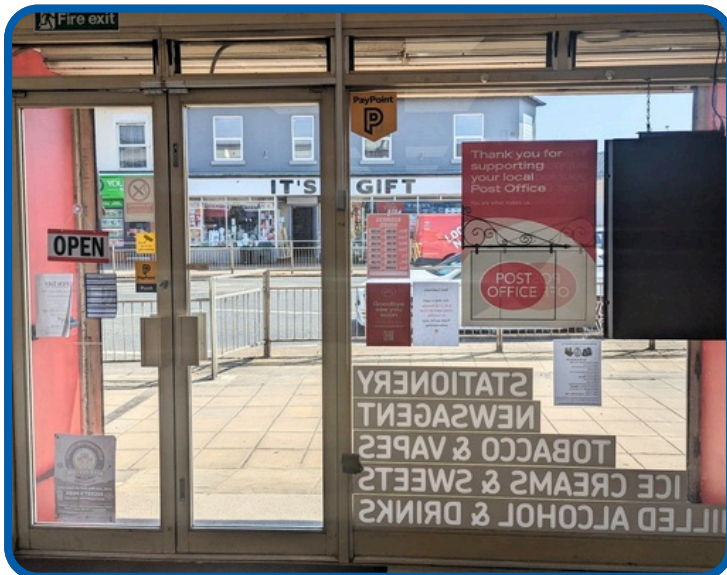
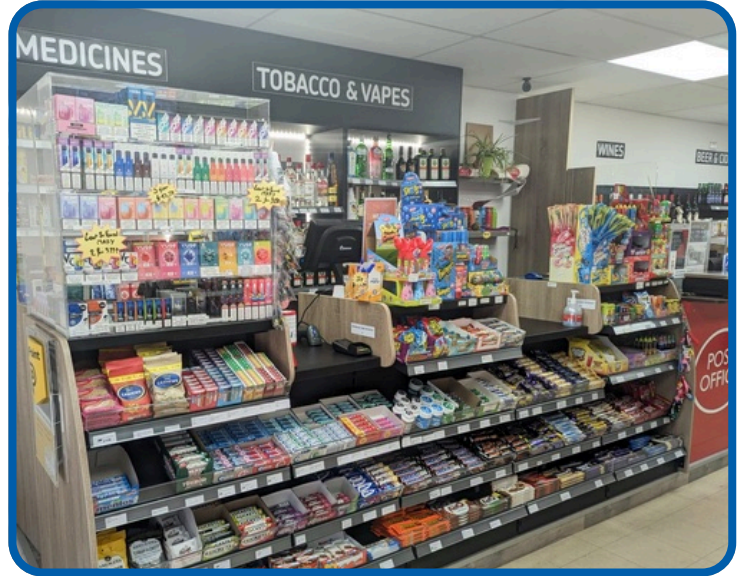
The current owners take pride in the business, which is known for high quality customer service and they always make a point to greet customers - which is reflected well in reviews for the store. A regular customer base brings in consistent sales with many grabbing their morning newspapers and families enjoying the sweet treats and ice creams on offer.

The business was recently featured in the Northampton Chronicle & Echo celebrating the first year anniversary of the store opening and bringing back the Post Office services to the area. This is a modern business with great potential for a new owner to benefit from all of the efforts the current owners have invested into the business.

PREMISES

The ground floor shop is open, light and airy with the store itself fitted to a very nice standard. All fixtures, fittings and equipment required to run the business will be included with the sale, with the exception of anything that's on contract or leased such as the till/EPOS system, which can be transferred depending on a buyers requirements. These include 2 alcohol and 1 soft drink refrigerators, 1 ice cream freezer, 1 newspaper stand, all shelving and racking, queuing system and much more. It also benefits from spacious storage areas both up and downstairs, which the current owners have found very useful. The rear of the shop is secured by an electric shutter with remotes, where you can also park to unload a car or van and a 7 camera CCTV security system with motion detection offers additional peace of mind.





Energy performance certificate (EPC)

	Energy rating D	Valid until: 11 January 2033
--	---------------------------	--

Property type	Retail/Financial and Professional Services
Total floor area	281 square metres

Rules on letting this property

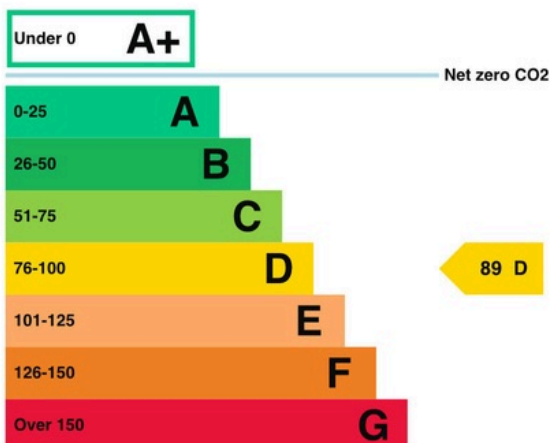
Properties can be let if they have an energy rating from A+ to E.

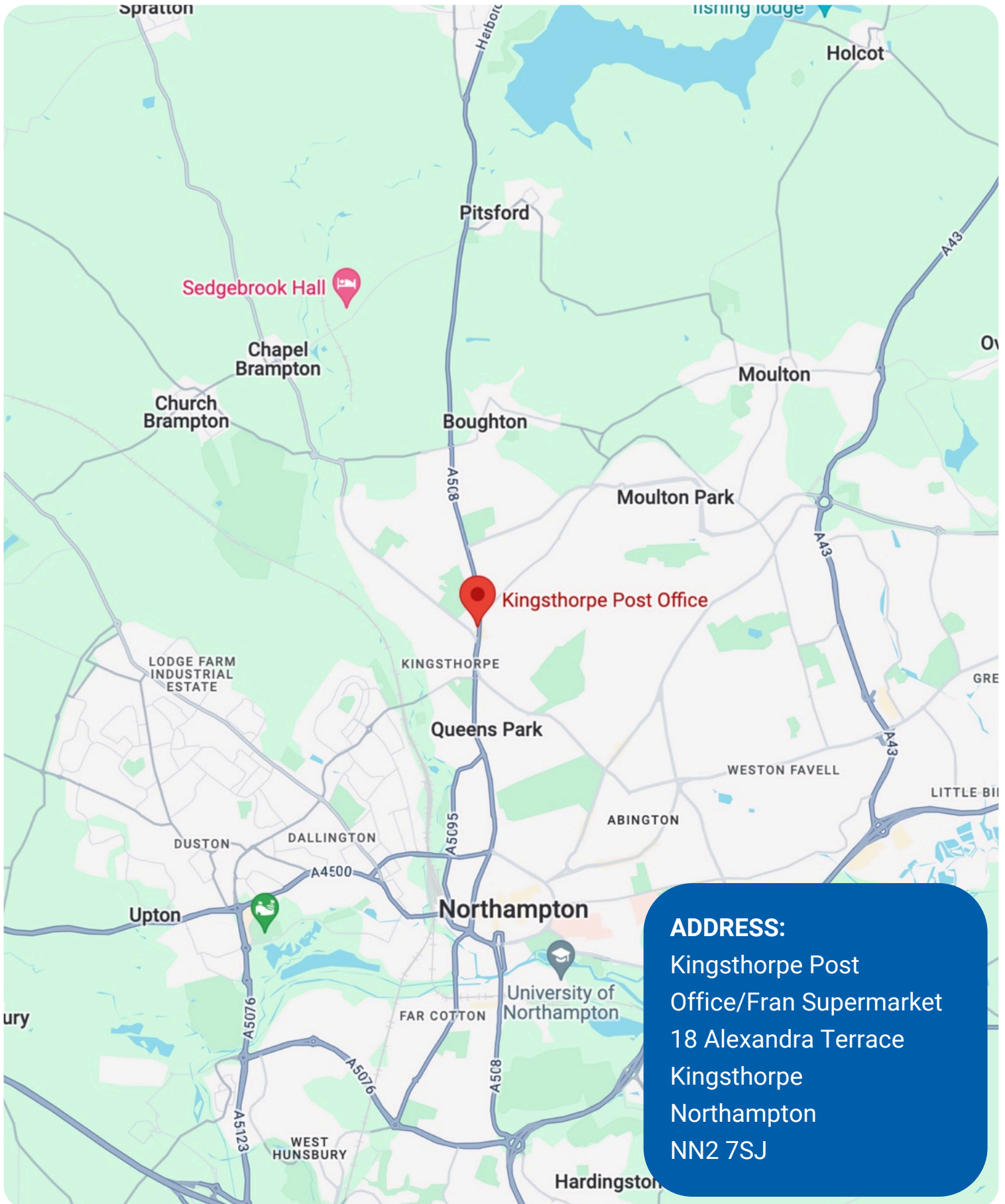
Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.





ADDRESS:
Kingsthorpe Post
Office/Fran Supermarket
18 Alexandra Terrace
Kingsthorpe
Northampton
NN2 7SJ

ADDITIONAL INFORMATION

REFERENCE NUMBER

T34367SM.

OPENING HOURS

8:30am to 5:30pm Monday to Friday. 8:00am to 3:30pm on Saturday. Closed Sunday.

TENURE

Leasehold. 10 year lease from 10th March 2023. We understand the lease is within the landlords and tenants act 1954 (renewable).

The purchaser will be responsible for the landlords costs and fees in connection with the assignment of the existing lease.

RENT PAYABLE

£4,750 quarterly (£19,000 per annum).

RATES PAYABLE

Currently £2,928 per annum.

This information has been provided to us by the vendor and any interested party is advised to enquire of the local authority to check the position with regards to business rates that will apply to a new owner.

OTHER

Insurance - £1,074 per annum (£90.00 per month).

Electricity - Circa £350-400 per month depending on usage.

Gas - £12.00 per month (basic rate, currently unused).

STAFF

2 staff at the time of take on, both with Post Office experience.

ENERGY PERFORMANCE CERTIFICATE

Showing a rating of '89/D' - full Energy Performance Certificate available upon request.

PRICE

£259,000 + STOCK AT VALUATION. Stock estimated to be in the region of £20,000 at the time of instruction.

For the benefit of the leasehold, goodwill of the business, fixtures, fittings and equipment. Stock payable in addition on completion at valuation. This is a business for sale as a going concern.

VIEWING

Call our East Anglia office on (01788) 435 966 to make an appointment.

DISCLAIMER

All measurements and sizes for general guidance only. Please note fixtures, fittings and equipment have not been tested.