

Penryn Post Office

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At a glance

- Post Office remuneration £55,000
- Shop sales £17,043
- Town's main Post Office
- Busy town centre trading position
- Self contained apartment
- Energy Rating G



A two storey mid terrace premises with white rendered facia comprising of a ground floor shop and refurbished self contained first floor flat.

Penryn Post Office

Location

The busy west Cornwall town of Penryn is a centre for sailing and home to several boatyards. The most recent development is the Tremough Campus – part of both the University of Exeter and University College Falmouth. Much of the old granite town has been restored in recent years and Penryn has its share of shops and galleries. There are several restaurants, cafés and pubs in the town and many more in nearby Falmouth. Truro and Helston are also nearby, making Penryn a convenient centre from which to visit much of west and mid Cornwall. The area also offers a wide variety of self catering accommodation, and there are several sandy beaches within walking distance.

Internal Details

A single entrance door leads into approximately 480 sq ft of recently refurbished sales area, briefly comprising: a range of metal wall shelving, a centre gondola, stationery, confectionery and toy displays, a spacious three position Post Office fortress counter with standard Post Office equipment and furniture, various freestanding displays and slate effect tiled floor. In addition, there are two stockrooms, a side storeroom, staff kitchen and staff toilet.

External Details

To the rear of the property is two parking spaces leased from the neighbouring property for the use of the accommodation. There is a large timber shed and a small covered yard area with a secure door to the shop premises. The timber staircase to the first floor flat is also accessed from here.

Owner's Accommodation

The first floor flat has recently been refurbished and is accessed via a timber staircase to the rear of the property, which leads to a timber decked sun terrace style garden area. It consists of a living room/kitchen, bedroom, utility room, shower room and separate toilet. We are advised that the flat could be

rented for between £550 and £600 per calendar month.

The Opportunity

The business has been successfully operated and much improved by the present owner since they acquired it via Christie & Co in 2007. They now wish to pursue other business interests.

Staff

The business is currently operated by a sole proprietor with the assistance of three part-time staff. The annual wage bill is in the region of £17,000. This could be significantly reduced if the business were to be run by a full-time couple/partnership.

Trading Information

We are in possession of accounts showing:

Shop sales £17,043
Post office income £55,281
Gross profit £59,104
Adjusted Net Profit £35,000

Trading Hours

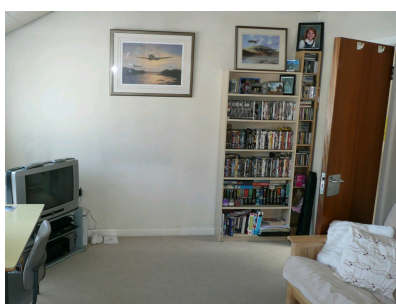
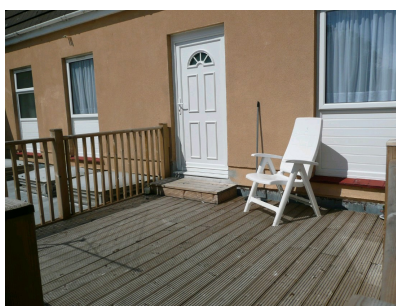
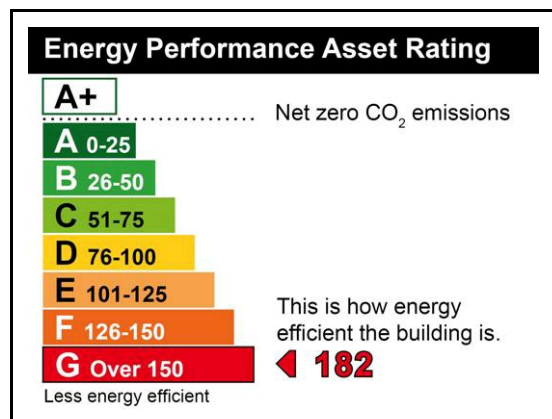
Monday to Friday 9am-5.30pm
Saturday 9am-12.30pm

Business Rates

The Rateable Value is £8,100 for the year commencing April 2017.

Penryn Post Office

Energy performance certificate



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For more information contact Christie Insurance on [0207 444 0040](tel:02074440040) or visit christieinsurance.com

CHRISTIE FINANCE

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Whether you're considering commercial property for the first time or are an experienced business-owner, it is important to understand your finance options.

Contact your local Christie Finance Consultant on [0344 412 4944](tel:03444124944) or visit christiefinance.com

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