



**Henllan Post Office Denbigh Street,
Henllan, Denbigh, Denbighshire, LL16**

£450,000

3 2 2

EPC - C62 Council Tax Band - C Tenure - Freehold

Denbigh Street, Denbigh

3 Bedrooms - Shop

A well established village centre Post Office / newsagents / village shop with attached tea rooms, commercial kitchen, large three bedroomed living accommodation, secluded walled garden and large private enclosed car park. The business has a healthy turnover and profit, and is being sold due to the vendors relocation. EPC Rating C62.



Description

This is an amazing lifestyle opportunity to run a rural village centre Community status Post Office, village store and tearooms located in the picturesque village of Henllan, three miles from the old market town of Denbigh. The business caters for the village and local community, passing traffic and an increasing number of tourists staying in the locality. This multi-faceted business opportunity includes a fully equipped and operating commercial kitchen, a tearoom with 14 internal and 6 exterior covers with scope for expansion, large, 3 bedroomed living accommodation, secluded walled garden, large private gated carpark, external shed/studio and other outbuildings. The business has a healthy turnover of £307,899 with a profit margin of 37%. (2023) Stocks not included in the price. The business is offered due to the vendor's relocation.

The Post Office

Henllan Post Office has the coveted Community status and Post Office income which has steadily increased year on year. This is based upon the Community grant, postal sales, banking, National Lottery and Health Lottery commission, PlayStation and PayZone sales, and will further increase with the new extension of working with Amazon. The Post Office area comprises one work counter, a secure room with PO alarm system (including two separately located distress alarms) and safe. All I.T. apparatus operated in the Post Office area are owned and maintained by the Post Office and this includes a dedicated Post Office telephone line, primarily for use with PlayStation.

Tea Room 1

13'7" x 13'5" (4.14 x 4.09)

The Tearooms comprises of two rooms.

There is seating for eight covers, counter serving area, an owned bean to cup coffee machine, water boiler, soup kettle, cupboard storage, plus separate chest display freezer, main display chiller and an under counter freezer. There is space on the stone walls for display purposes to extend the flexible use of the room. This room also includes the original bread oven for Henllan Bread and a feature fireplace complete with slate flooring, this room leads off to the commercial kitchen and the washroom.

Tea Room 2

14'9" x 13'1" (4.50 x 3.99 (4.49 x 3.98))

Room 2 has exposed stone walls, original Welsh slate floor, column radiator, feature chimney breast and double glazed window to the front.

Decorative oak shelving, has two tables for six covers and now also houses one slat wall unit, two movable double sided slat wall card shelving units and two portable card carousels. The shop is well known and regarded in the Denbigh region for having an excellent selection of Welsh language cards. There is a lot of scope for development of this side of the business such as extension of opening hours, obtaining an onsite licence, etc.

Wash Room

8'2" x 6'3" (2.49 x 1.91)

The washroom is fitted for easy wheelchair access and has an emergency alarm fitted. Included are a changing table, cupboard and a secure lockable metal cabinet that meets HSE requirements for storing the chemicals used in the kitchen and washroom.

Kitchen

10'6" x 8'6" (3.20 x 2.59)

The commercial kitchen is currently primarily used to produce the vendors own pies, sausage rolls and other baked goods, and uses Lincat stainless steel work surfaces, large kitchen sink and separate hand wash basin, oven, 4 hob cooker, deep fat fryer, griddle, grill, microwave, dishwasher, lockable alarmed fridge and trolley along with industry standard extractor fans, etc. Additional portable kitchen accessories also included such as kettle, Panini grill, etc. External to the kitchen is a large standing freezer, and a large, deep, double bay larder storage cupboard



Shop

The shop has one front 'serve over' deli chiller, one large three bay open chiller, standing freezer unit and a portable ice cream chest freezer. There are also three decorative trolleys to display crisps, bread, eggs and luxury goods, a custom designed postal goods station, large display cabinet used for jams and gifts and a leased coffee machine on a bespoke cupboard. Revenue is from newspaper sales, confectionary, off licence alcohol, tobacco, groceries, greetings cards, stationary, and general goods and also through the sale of the vendors own homemade baked goods.

The shop is fitted with CCTV, LED roof lighting, slate flooring and has flexible slat wall system in oak and silver. There is a dedicated storage room behind with external access, one counter with EPOS terminal and a Dojo card reader, along with shelving for storage, close by is a bespoke metal lockable cabinet for tobacco. The business has a five star food hygiene rating.

Office/Storage Area

20'3" x 13'6" (6.17 x 4.11)

The storeroom is alarmed and fitted with one sink and storage cupboards, one large chest freezer, plus bays with metal shelving, access is via either the exterior barn style door or the shop access door. At the rear is an office area with numerous power outlets and office furniture. Additional storage is provided by the coal shed, studio, wooden shed and the former boiler room, along with the secure Post Office safe storage room.

Outside

External to the shop is a large patio area capable of supporting a minimum of two tables and six covers with the provision of an outdoor power supply to allow for heaters, etc. decorative steel railings, planters, bike stand and community owned bench. The shop also supports a community Defibrillator mounted by the coal shed.

The Car Park Yard

The carpark has programmable security lighting, metal gate easily secured by chain and padlock, and space for at least five vehicles. The storage shed has previously been used as a studio and has power and lighting, metal shelving racks have also been installed.

Living Accommodation

Double glazed doors opening into

Kitchen

12'6" x 10'8" (3.81 x 3.25)

With a range of drawer and base units, tall standing larder unit, integrated fridge and freezer, integrated double oven and four ring hob, integrated dishwasher and washer/dryer, one and half sink and drainer with swan neck mixer tap, double glazed windows overlooking the garden and additional window to the side letting light through to the dining and study area. Cottage door leads into

Dining and Study Area

17'9" x 11'8" (5.41 x 3.56)

With high vaulted ceiling with storage to each side, two velux roof windows, double glazed window to the rear, radiator and oak floor. Focal chimney breasting with shelving to each side. Two steps leads down to the

Living Room

13'8" x 13'6" (4.17 x 4.11)

With exposed roof purlins, double glazed window with shutters to the front elevation and slate hearth with wood burning stove, feature recess, radiator and oak floor. Cottage door leads into

Inner Hallway

With storage cupboard.

W.C

With washbasin in a vanity unit, W.C, extractor fan and two double glazed roof windows.

Bedroom 1

14'9" x 13'6" (4.50 x 4.11)

With exposed timber floor, radiator, vaulted ceiling and double glazed window to the front elevation.

Bedroom 2

13'9" x 9'10" (4.19 x 3.00)

With exposed floor, radiator, double glazed window to the front.

Bedroom 3

12'2" x 8'6" (3.71 x 2.59)


With exposed floor, radiator and double glazed window to the rear.

Directions

Proceed from our Denbigh office right through the High Street to the roundabout. Take the second exit off signposted Henllan. Continue into the village passing the primary school on the left hand side and you will find the property in the village centre on the left hand side.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Call us on
01745 817417

Denbigh@williamsestates.com

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