



## Wortham Post Office, Store & Tea Shop

Ref: 1418255

Long Green, Wortham, Diss, Norfolk, IP22 1PP

Freehold: O.I.E.O £775,000

Benefits from very low competition

High gross profit margin (48%)

Potential to increase existing trade

5-bedroom residential property included

Genuine retirement sale

Free customer parking available. Energy Rating: Exempt





A rare opportunity to acquire a privately owned and operated Post Office, convenience store and tearoom. The property has been owned by our clients for 14 years and dates back to the 1830's. It was originally a Post Office and has always been at the heart of the local community.

This ideal lifestyle opportunity also includes a beautifully presented, Grade II listed, 5-bedroom residential cottage which could be adapted or separated with the flat being rented out separately. There is also a spacious rear garden and a garage. There is also a three bedroom flat located above the tearoom and shop with free, ample customer parking located at the front of the store.

The residential property offers potential for additional revenue streams as the flat could be either owner occupied, or rented out. There is also scope for further business expansion via the means of longer opening hours in the convenience store and evening hours in the Tea Room. (licence pre-approved)

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### Location

Ideally situated on the Suffolk/Norfolk border, Wortham Post Office, Store & Tea Shop is located on Long Green itself, which is the main road leading through the village of Wortham.

The store benefits from very low corporate and independent competition and is nicely positioned on the Bury Road/ A143. This is an artillery road leading north towards Great Yarmouth and South towards the A12 and London. The store is also easily accessible via the A140, leading north towards Norwich City Centre and South towards Ipswich.

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### Fixtures & Fittings

We are advised by our clients that the fixtures and fittings are owned outright and will be included within the sale.



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### Internal Details

The convenience store has a mainly open plan sales area of approximately 957 sq/ft (89 sq/m) and is fitted and equipped for the sale of convenience goods, chilled and frozen products, a full off licence, confectionery, cigarettes, newspapers, magazines, stationery, bakery and local products.

The business is also a National Lottery Agent and additional services include the local Post Office.

To the rear of the store there is a stockroom and office.

The entrance to the tea room is on the left hand side as you approach the property. The seating area is mainly open plan, with a conservatory to the rear. The Tea Shop can seat 44 guests inside and there is also a fully enclosed Tea Garden to the front of cottage and an area immediately outside the Tea shop.





### The Opportunity

This ideal lifestyle business opportunity offers a very strong and well-established trade, with sales mainly derived from traditional convenience sales including tobacco, alcohol, newspapers and magazines, fresh, chilled and frozen foods, ambient grocery products, bread and bakery, confectionary, snacks and soft drinks. Additional services include National Lottery and Post Office.

The Teashop offers an open plan seating area, enclosed gardens and outside seating and specialises in breakfast, light lunches, home made cakes, hot and cold drinks, predominately for customers on premises but a takeaway service is available. The Tearoom has a licence and free Wi-Fi available.

### Staff

The businesses are mainly run by the owners and close family, alongside the assistance of part time staff. A full staffing rota will be made available to seriously interested parties.

### Other Property

Above the shop and tearoom there is a separate three bedroom apartment, which is well maintained and consists of an open plan lounge, kitchen and dining area.







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### Owner's Accommodation

The property comes with two residential dwellings the first, is a well maintained two bedroom cottage located to the side of the store. The cottage boasts a spacious rear garden and garage.

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### External Details

To the front of the store there is free customer parking and an outdoor seating area, which is used as an additional trading area in the summer months. To the front of the cottage is a fully enclosed Tea Garden. To the side of the cottage there is an area for staff parking and additional single garage. To the rear there is a spacious garden overlooking fields.







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### Trading Information

The joint turnover for the store and tea room was £310,905 for the year ended 31 March 2022 and the gross profit for the same period, was £150,187. Boasting a high gross profit percentage of 48%. Alongside this the latest annual Post Office remuneration was c. £31,000.

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### Trading Hours

Store & Post Office

Monday - Friday

9:00am - 5:00pm

Saturday

9:00am - 12:30pm

Sunday

CLOSED

Tea Shop:

Monday 9:00am- 4:00pm

Tuesday: CLOSED

Wednesday - Saturday 9:00am-4:00pm

Sunday: CLOSED

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### Business Rates

The rateable value is £6,000 as of the 1st of April 2017. Please be aware this is not the amount our vendors currently pay.

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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Lewis Last

Senior Business Agent - Retail

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Ipswich



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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