



## Chirton Post Office

Ref: 6411002

28 Front Street, Chirton, North Shields, NE29 7QW

Freehold: £109,500 plus stock

Post Office income £40,342

Retail sales with high profit margin

Perfect first time business for family

Located on busy shopping parade

Modern fit out inside

Parking opposite. Energy Rating F



A Mains Post Office with external cash machine, stationery, greeting cards, Lottery terminal and scratch cards.

This is an excellent business for a first time operator, single person or couple - training provided.



## Location

Located on a highly visible shopping parade with a mixture of complementary businesses including convenience store, hot food takeaways, petrol station to mention a few. High levels of pedestrian traffic from residents of local authority and private housing estates surrounding the parade also with a busy road to the front with lay-by parking.

North Shields is located near Wallsend and Tynemouth to the east of Newcastle upon Tyne.



## Internal Details

Modern well fitted Mains Post Office with slat walling for display purposes, two screened Post Office counters and open counter with Horizon system at the retail area. Shelving for display of essential items and selection of toys, baby clothing, gifts, upright soft drinks chiller, greetings cards, wide selection of stationery and similar products, all with good margins. External ATM cash machine.

Non-slip floor, modern suspended ceiling and CCTV.

### Ancillary Areas

Staff kitchen facility with sink  
Toilets

To the rear is a garage.

This is the ground floor area only of a two-storey mid-terraced property. There is no accommodation.

## The Opportunity

Our client purchased the business through Christie & Co over 15 years ago and is now looking to sell due to health reasons otherwise this business would have remained with our client for the foreseeable future and is an enjoyable business and profitable in the right hands. It presents an excellent opportunity for someone who is looking to purchase their first business working fairly standard office hours compared to many other owner operated businesses. A new owner may wish to alter the type of stock for sale on the retail side and introduce essential items such as tea, coffee and bread etc.

Scope exists to extend the shop into the yard at the rear as have other businesses in this parade (subject to planning). This would enable the buyer to increase the shop offering more convenience and other products.

## Staff

Our client runs the business together with two part-time members of staff.





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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:

### Robert O'Brien

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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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