



Allendale Post Office & Village Store

Ref: 6411026

Market Place, Allendale, Hexham, NE47 9AZ

Freehold: Offers over £375,000 + Stock
Leasehold: £85,000, Annual Rent: £16,000

Average weekly turnover £6,300

Annual PO income £17,422

Maisonette / holiday letting rooms above

Extended and improved over 16 years

Excellent lifestyle choice in superb town

EPC Rating E



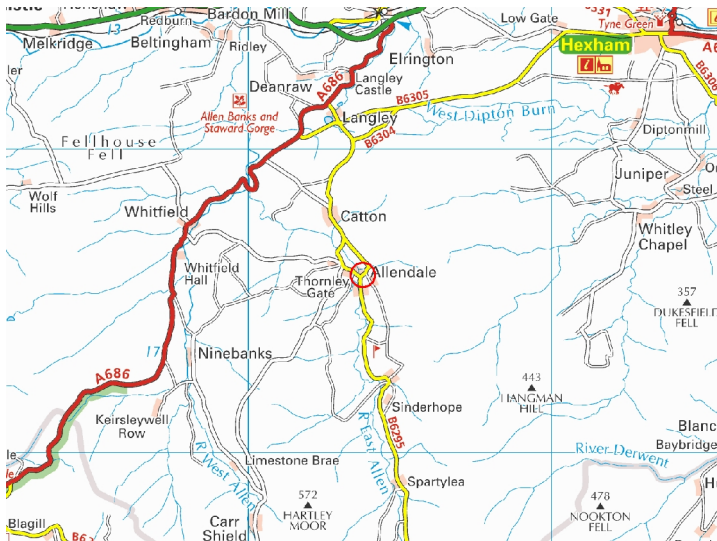
This business and community Post Office occupies the ground floor of a four-storey stone built spacious property. The ground floor was largely extended to the rear increasing the scope of trade.

The first and second floors are holiday lets / bed sits which could be converted into one very spacious maisonette for a full-time home buyer owner operator. Alternatively, there is massive scope for Air B&B holiday lettings to increase revenue.

Access to the business is to the front, rear and side and fronts directly onto the pavement. The business has good quality signage both to the front and rear. The business benefits from the town having free car parking.

An information board located to the rear assists in driving footfall to the shop.

The windows are PVC double glazed sash windows except to the front which is wooden as this is a conservation area. Externally, there is an ATM cash machine which the business receives a modest rental from.



Location

The popular Allendale Town is to the south-west of Hexham in the beautiful Allen Valley which is surrounded by romantic countryside, hills and is popular for walking and tourism holidays. Allendale is a thriving town with local Co-Operative, butchers, a number of pubs, a primary school as well as cricket club and pharmacy, galleries and other points of interest.

The Opportunity

Our client purchased the business in 2005 and has built a large extension to the rear ground floor area of the shop and modernisation within the property. Throughout ownership she has only worked in the business spasmodically as her career is elsewhere. A testament to the quality of the staff that the operation is smooth. The owner is now looking to sell as she is downsizing following a health episode.

This is an excellent opportunity for someone looking to have a lifestyle choice and move to the countryside but run a profitable business either living onsite or continue to utilise the rooms as a B&B holiday or short term let.

Internal Details

Entrance to the store is to the front and rear, which saves queuing, having visibility for tourists to help drive footfall into the business.

The store is well lit with a selection of lighting styles and attractive stone flooring throughout. It has a CCTV system both within the store and outside the building. There is underfloor heating below the staff walking area and this is supplemented by halogen heaters from time to time.

To the front is a display of logs and sticks, pet products as well as cleaning products and other household items, newspaper boxes, upright soft drinks fridge, modern slat walling with bags of sweets, greeting cards spinners, post cards and a magazine display stand. There is a sink and staff sink behind the first small counter.

Attractive handmade large sales counter by local craftsman and bespoke display and service counter fitted behind. The business benefits from a comprehensive EPOS system with three tills together with online Lottery terminal and card machines etc. There is a display of confectionery, chocolates, tobacco, stationery, wrapping paper, North Pennine and Allen Valley information boards as well as the sale of maps.

There are two Post Office counter positions, one within a screened "fortress". The Post Office business is busy and critical to the local community as it provides banking, postal and other services for a large area.

A dry-cleaning service is also on offer and a prepared area for catering but this is currently unused.

The rear section of the store is mainly dedicated to alcohol with chilled wines and beers, spacious and excellent wine ambience temperature display, ice cream freezer, small convenience selection of essentials only, including tinned products, baskets of crisps/ snacks, dairy products, bread and eggs.

Pizza & Takeaway Area

- Chip Pan
- Blue Seal double pizza oven
- Stainless steel extraction unit
- Four ring hob and catering oven
- Stainless-steel fridge and freezer
- Prep areas and handwash sinks
- Spacious storage cupboard / prep table

There is a Vivaldi II coffee machine, stainless-steel dishwasher, scales, refuse and prep areas.





Letting Accommodation

Access to the letting accommodation is from the side with an internal connecting door which could easily be blocked up if required. All levels have the requisite fire alarm and exit signs for current standards of commercial letting. It is well decorated throughout and heating is provided from localised electric convection heaters in each unit which were recently installed.

The first floor has a spacious hallway with two rooms off the hall, one has an open plan lounge / bedroom area with kitchenette, shower room, and toilet (currently used as a stock room, office and overflow fridges), the second room (currently used as a stock room) and WC.

The second floor has two units one with a large open plan living room, kitchen, bedroom and shower room/toilet. Second has a bedroom with small kitchen and shower room/toilet.

The third floor at attic level has two bedrooms with a modern bathroom comprising bath and shower over and toilet and basin but no kitchen.

At attic level there is a further bedroom which is open plan and has a kitchen area and en suite shower room.

Staff

There are three main staff members as well as casual staff who open and close the store themselves and were superb during covid lockdown.

Trading Hours

Monday to Saturday
8.00am to 8.00pm

Sunday
8.00am to 4.00pm





Trading Information

As advised by our client, turnover to year end February 2022 is £342,645 plus VAT, plus post office income of £17,422 producing a total gross profit of £86,859.

There is a pizza takeaway business within the store but has recently closed due to the trained member of staff leaving. It was hugely popular but our client has decided, given the sale process, not to replace.

There is also the potential of income from the four rooms let upstairs which is currently generating £12,000. This could however be substantially higher with Airbnb.

Full trading profit and loss accounts will be provided to seriously interested parties after a formal viewing through Christie & Co.

Tenure

Freehold.

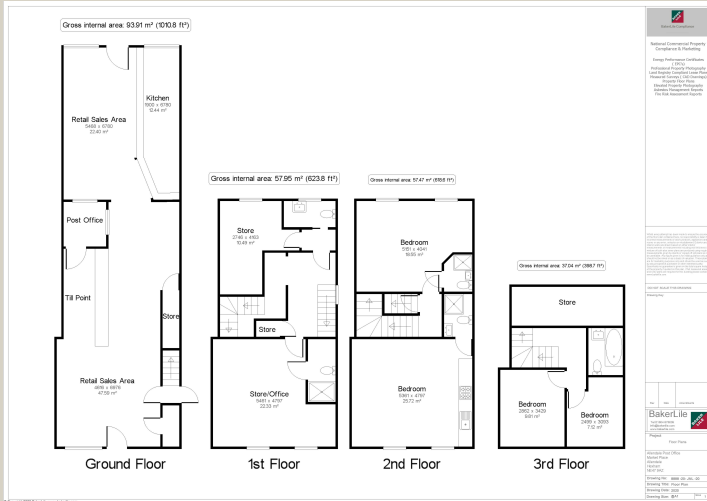
A new 15 year lease is available.

Business Rates

The Rateable Value is £5,632 with effect from December 2017. There is a 100% reduction to rates payable due to having the post office within.

Confirmation of actual business rates payable should be obtained from the local authority.





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:

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Newcastle



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.



For full information on Christie Insurance please call 03330 107189

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