



Dorchester Road Post Office & Store

Ref: 3410472

113 Dorchester Street, Weymouth, DT4 7JY

Freehold: £575,000

On street parking directly outside

Two bedroom flat and two storey mews building

0.5 miles to the seafront and beach

Weekly sales circa £12,500

Post office commission £46,395

Further rental income possible. EPC Rating - D



Location

Weymouth is a fabulous town situated on the south coast of Dorset, on the centre of the Jurassic coastline which stretches from Exmouth to Swanage. Weymouth is well known for its beautiful sandy beach, safe seas and Georgian seafront buildings, and the historic harbour is also a draw for tourists all year round.

Description

Situated on the main road to Weymouth seafront just 0.5 miles from the blue flag beaches. The property forms part of a double fronted period building with central double door and display windows to either side, ideal for advertising. There is free on street parking directly in front of and along the street.

External Details

A double fronted period building of brick construction with two bay windows on the first floor. Central double door to the shop with large display windows to either side. A rear courtyard leads to the mews building which in turn has separate access to a path at the rear.



Tenure

Freehold

Internal Details

The shop has a modern feel throughout and is accessed via central double doors from the main street. On entering the store there is the main point of sale and post counter services to the left. with lottery and Amazon collection. Behind the counter is a wide range of vaping products and usual tobacco offerings. Drinks fridge and impulse snacks also feature here. with newspapers and magazines opposite. Two main display gondolas are centrally positioned both at the front and rear of the shop with a wide range of products. There are a variety of fridges with dairy and food to go, plus four further fridges for alcohol and frozen food. At the rear of the shop are two Post Office fortress counters, with ample space for customers surrounded by a wide range of cards, gifts and stationery.

Other Floors

The first floor holds owners/rental accommodation, comprising of a private entrance to the side, stairs to first floor, spacious study landing with storage, modern fitted kitchen, bay fronted living room, two double bedrooms (one of which has a bay window), plus a family sized bathroom. There is also a two storey mews building to the rear.



Business Rates

The rateable value is £6,600, however the business has qualified for a 100% rebate.

Trading Information

Full accounts to May 2023 - Shop Sales £645,501. Post Office commission £46,395.

Staff

The store is owner operated, albeit on reduced hours due to upcoming retirement, and has five part time staff members.



The Opportunity

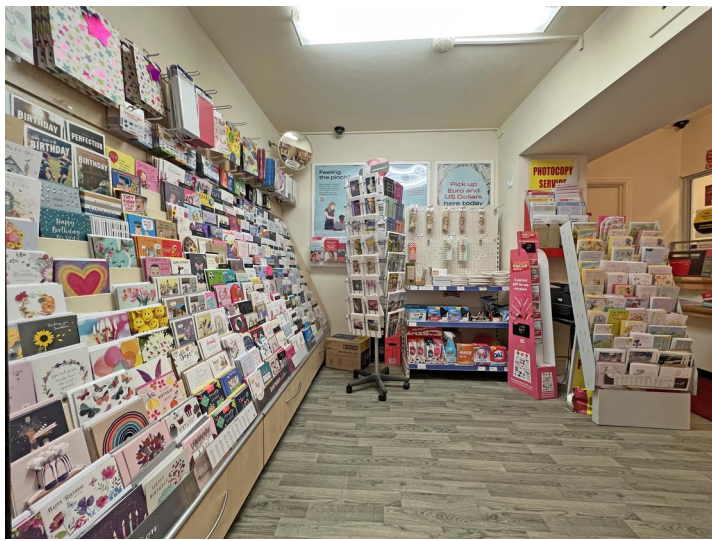
This store and post office provides an excellent opportunity for both a hands on owner or as a managed set up. It is spacious and modern inside, so a new owner has nothing to do other than start reaping the benefits. There is a busy post office and wide variety of stock to bring consistent and repeat trade, plus accommodation above which can either be utilised by the owner or rented for further income.

Fixtures & Fittings

We have been advised that all fixtures and fittings are included in the sale.

Trading Hours

Monday - Friday 6.30am - 8pm, Saturday & Sunday 7am - 8pm.



Owner's Accommodation

Situated above the shop with private access to the side. Stairs to first floor, spacious study landing with storage, modern fitted kitchen, bay fronted living room, two double bedrooms plus a family sized bathroom.

Other Property

At the rear of the property is a two storey mews building with independent access. Perfect for converting to extra accommodation (STPP) which could provide a further revenue stream.



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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Business Agent

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Bristol



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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