



## Village Store & Post Office

Ref: 6411031

14 High Street, Wolviston, Billingham, TS22 5JX

Freehold: Offers Over - £475,000 plus Stock

Sought after village location

Village c-store with scope/potential

Busy Post office - high remuneration

Sale due to retirement, same family 20 years

Shop refurbished 2020. New roof Dec 2021

3 Bed House (inc in Freehold price). Large attractive private garden. Energy Rating E

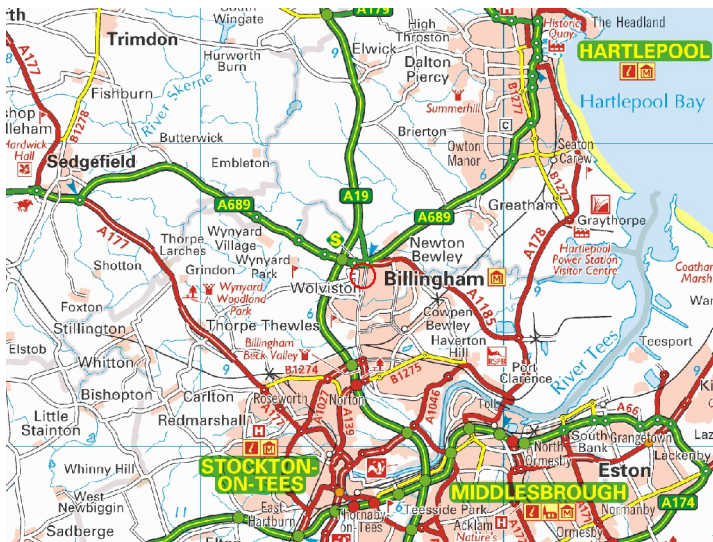




An extremely busy mains Post Office and village convenience store, off licence and newspaper sales.

Modernised and improved by our clients, and located in a sought after village location, being part period property circa 1880's, with a Georgian style double fronted shop, with unrestricted parking to the front.

Excellent family business with a three bedroom house and garden.



### Location

Situated in a popular and attractive village in Teesside, close to towns which helps trade from residents and businesses. Easy access to major trunk roads, also unrestricted parking to the front.

Within the village there is a primary school, two pubs and other complimentary businesses.

### The Opportunity

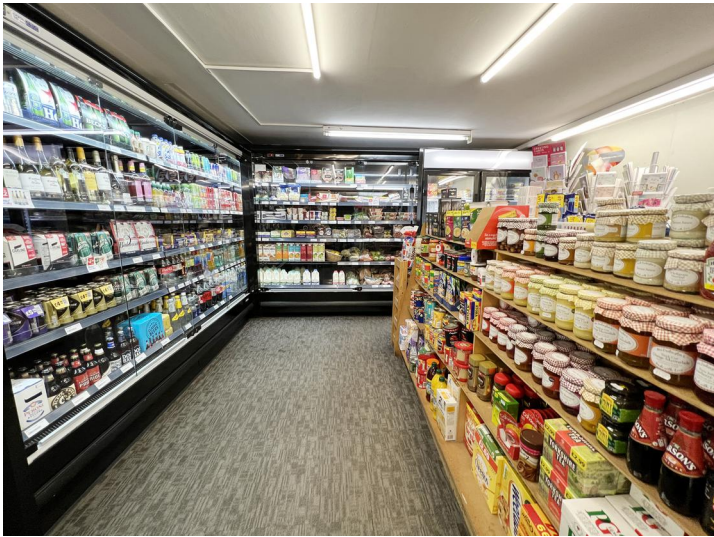
Our clients took over the Post Office in 2003 to live on-site and work together, having now taken the decision to retire offering this excellent opportunity for a new owner. The business is the hub of the village and remained open during lock downs providing an essential service.

Post Office is extremely popular with business banking, and parcel deliveries due to the spacious parcel room, and easy access parking. Scope to expand shop footprint and opening hours.

It is unusual for a convenience store to have a large garden, this is an extra feature included in the sale.







### Internal Details

This well-presented village store, which was refurbished in August 2020, has new double glass door chillers, double freezer, cake/deli display fridge, CCTV, coffee machine, Lottery and five Horizon Post Office positions two of which are behind fortress.

Central gondola aisle for convenience products, displays of chilled and ambient wines, beers, and spirits, groceries and provisions including branded national products and local produce. In addition, there are three greeting card spinners, two magazine spinners. Part of the window display is being used for two estate agents advertising.

Parcel Room - fully shelved for storage and easy access, sales counter, Post Office Horizon, till, purposefully for drop 'n' go parcels. Staff WC.



### Tenure

Freehold at a price of offers over £475,000 plus stock.

Leasehold by way of a new Lease - 10 years at a price of £150,000 premium and £14,000 rent.

### Fixtures & Fittings

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.

### Trading Hours

Monday to Friday  
7.30am - 5.30pm

Saturday  
7.30am - 2.00pm

Sunday  
8.00am - 12.00pm







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### **Owner's Accommodation**

The current vacant former family home is accessed via a rear shared access entrance, which leads to wide staircase, and situated on the lower ground floor is a double bedroom.

As you climb the stairs you approach the middle landing which leads to the principal bedroom with original features, back via the landing is a spacious lounge/diner again with original features and gas fire, off of the lounge/diner is a country style kitchen with built-in appliances that overlooks the rear of the property.

From the top landing is a third bedroom and a good sized four-piece bathroom with separate shower, Victorian style claw foot roll top bath, hand basin set in a vanity unit and WC.

To the rear of the property is a large garden with patio area and lawn surrounded by mature foliage. The accommodation benefits from vacant possession.

**The owner's accommodation is available via separate negotiation with regards to the leasehold option.**







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### Staff

Our clients have retired and their daughter operates the business together with the assistance of long-term experienced staff who are all trained to work on retail and the Post Office side.

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### Trading Information

The shop turnover is increasing on previous year. Post Office remuneration is one of the largest in the area.

Trading Profit & Loss Accounts will be made to seriously interested parties after a formal viewing.

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### Planning Permissions

We understand there is planning permission to extend the shop.

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### Business Rates

We are advised the business benefits from zero business rates.

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### Regulatory

Premises Licence



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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:

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