



Londis & Rowlands Gill Post Office

Ref: 6411073

Station Road, Rowlands Gill, NE39 1PZ

Leasehold: £215,000, Annual Rent: £18,000

Weekly turnover circa £15,000

Post Office salary: £35,000 per annum

Rent £18,000 per annum

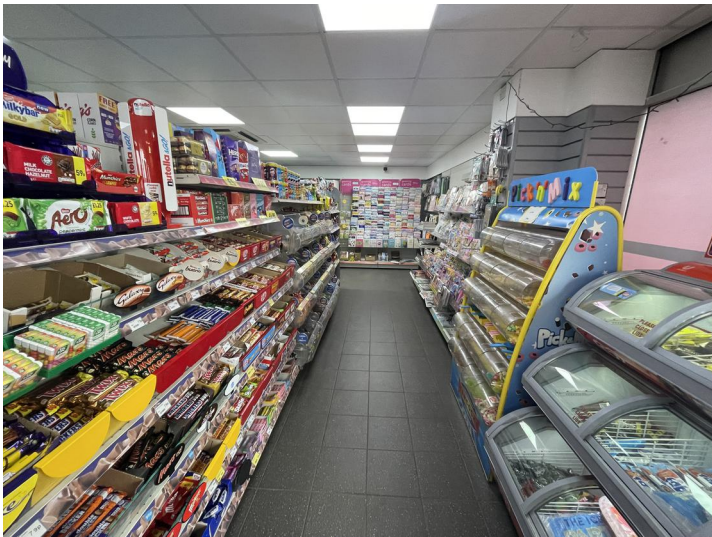
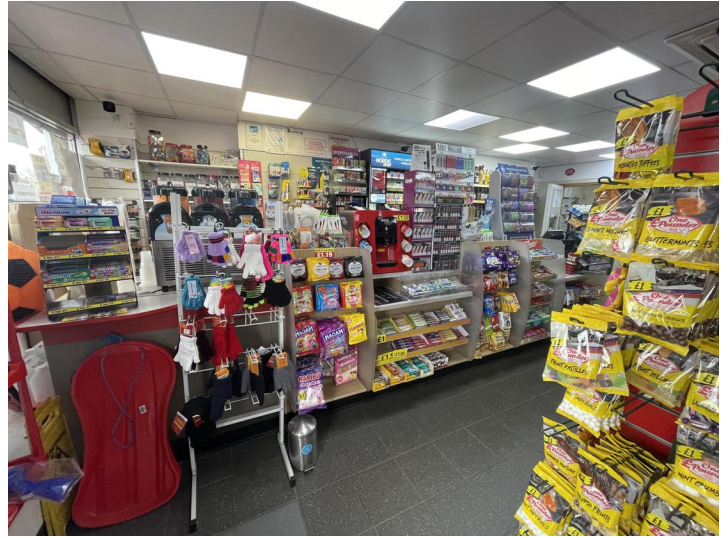
Ground floor lock-up

Off street parking

Busy main road location. Energy Rating B



A rare opportunity to acquire a convenience store with strong retail turnover from the newsagents, cards & confectionery, and off licence together with Post Office in the heart of the community and for a 'hands-on' operator to increase trade by opening longer hours. The store benefits from being surrounded by residential properties and local tourist attractions, bringing customers to the area all year around and run by staff and a part-time husband and wife team.



Location

Situated in the heart of the community, close to the Gibside Park & National Trust site, also close by are a caravan park, takeaway, pub and ice cream parlour.

The store is approximately 10 miles east of Newcastle city centre, on the North East coast of England.

Tenure

Leasehold. A new 20 year lease will be granted at a passing rent of £18,000 per annum.

Internal Details

Spacious retail area with two gondola aisles, tiled flooring, suspended ceiling, and CCTV. Large open chiller for alcohol, one double chiller for cold meats, sandwiches and drinks, double ice-cream freezer, two freezers for frozen foods. Newspaper and magazine display, greeting card display and stationery, box crisp baskets, shelving display for confectionery. Sales counter with one cash registers, online lottery terminal, lottery scratch cards, tobacco gantry, vapes, pet food corner, coffee machine, slush machine and seasonal display.

Post Office:

There are two positions, one open and one screened.

A ground floor lock-up, circa 1291 sqft.

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.





The Opportunity

The store has traded for 14 years under the current ownership when they purchased it via Christie & Co. Business is derived from traditional convenience sales including tobacco, alcohol, news and magazines, fresh, chilled and frozen foods, confectionary, snacks and soft drinks. Additional services include Lottery, PayPoint & Post Office remuneration of c. £35,000

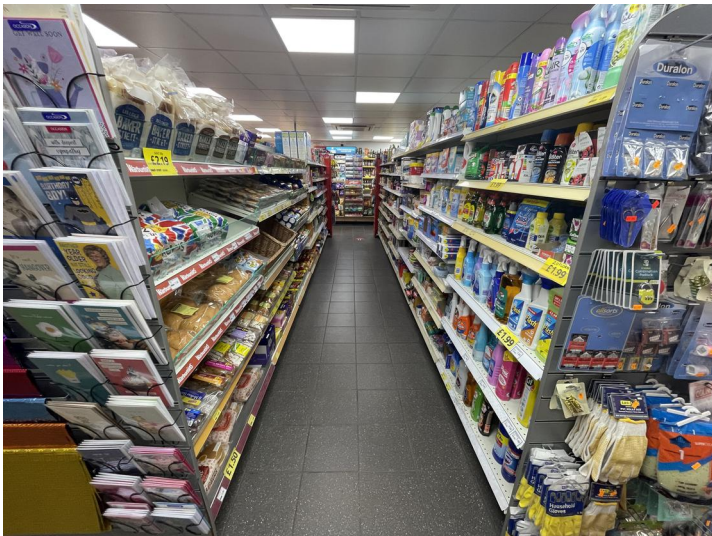
The current seller has improved and renovated the store to its current modern fit out, set on the busy main road with passing trade.

Trading Information

Average weekly turnover of c. £15,000 and a Post Office salary of £35,000 pa.

Trading Hours

Monday to Saturday: 6:30am - 8:00pm
Sunday: 7:00am - 8:00pm



Staff

The business is run by our clients with three full time and two part time members of staff.

Business Rates

The Rateable Value is £10,500 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

Regulatory

Premises licence.

The appointment of the National Lottery is at the sole discretion of Camelot Plc.

Transfer of a Post Office appointment is at the sole discretion of the Post Office Network.



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

Business Agent - Retail

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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