



Holmewood Post Office

Ref: 5710868

32 Heath Road Holmewood, Chesterfield, S42 5RA

Freehold: £230,000

Excellent development opportunity

Post office income c. £42,000

Two-bedroom accommodation above

Village location

Expanding residential area

Good transient trade. EPC Rating D



Holmewood Post Office would suit an experienced postmaster who might also look to develop the site. The rear yard of the property including the garage storage unit provides excellent space to extend both the store and accommodation significantly. If the extension was to be done, there is an opportunity to also offer convenience goods alongside the benefit of the post office.



Internal Details

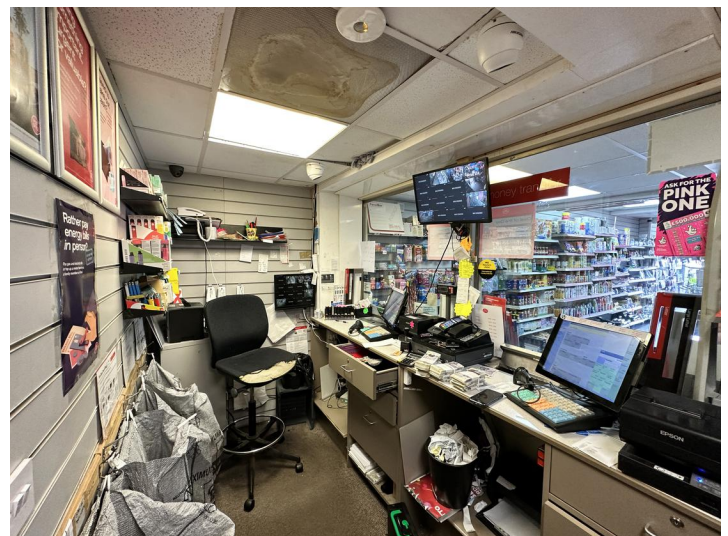
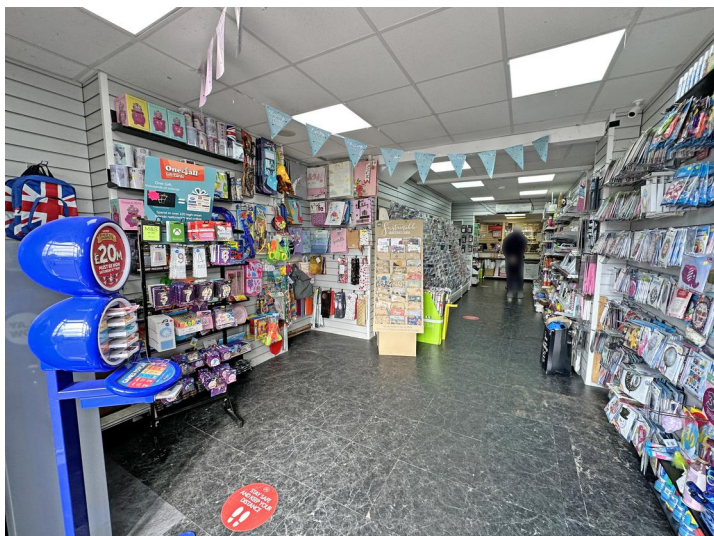
Internally, the shop floor is approximately 475 sqft and has shelving around the perimeter with goods on sales such as envelopes and greeting cards. The ancillary areas equate to approximately 495 sqft and this includes the post office counter, staff kitchen, covered yard and garage. At the moment, the garage is used for storage purposes but could be developed in order to extend both the shop and accommodation above, providing planning permission is granted.

Trading Information

We are in possession of the latest set of accounts dated 2022. We can provide these upon request.

Tenure

The post office is available on a freehold basis.





Staff

A staff schedule can be provided upon request.

Trading Hours

Monday – Friday – 8:30am -5:30pm
Saturday – 8:30am – 4:00pm
Sunday – Closed

Owner's Accommodation

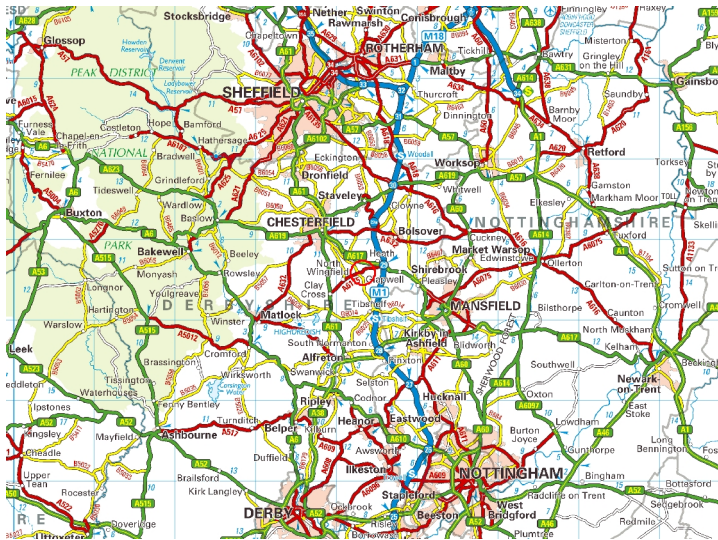
The accommodation is accessed via an external door on the side of the building. In all, the accommodation spans over two floors and provides two good sized bedrooms, a kitchen, a living room and a family bathroom. Please refer to the floorplan to see each rooms dimension.



External Details

To the rear of the property is a large rear yard which could be developed on providing planning permission is granted. To the front of the store is ample on road parking servicing the other businesses in the local area.





Location

Holmewood Post Office is located in the village of Holmewood. The property is approximately 7 miles away from Chesterfield centre. As a result, the area has excellent transport links, with frequent buses & a nearby train station. Geographically, Chesterfield sits in the centrally in the UK. Therefore, it is easily accessible, and it also provides good access to both Birmingham & London via road and rail. Despite Holmewood being a village, it offers a wide variety of amenities, including shops, public houses and eateries. There are a number of primary and secondary schools in the area with varying Ofsted ratings.





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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:

Jacob Toon
Business Agent
M:+44 7860 189 706
E:jacob.toon@christie.com
Nottingham