



Kirkby Lonsdale Post Office

Ref: 5613563

15 New Road , Kirkby Lonsdale, Cumbria, LA6 2AA

Freehold: £595,000 plus Stock

Sought After Village Location

Charming Town PO, Retirement Sale

PO Income c.£100,000, ANP £60,000+

Scope To Develop Vacant Commercial Space

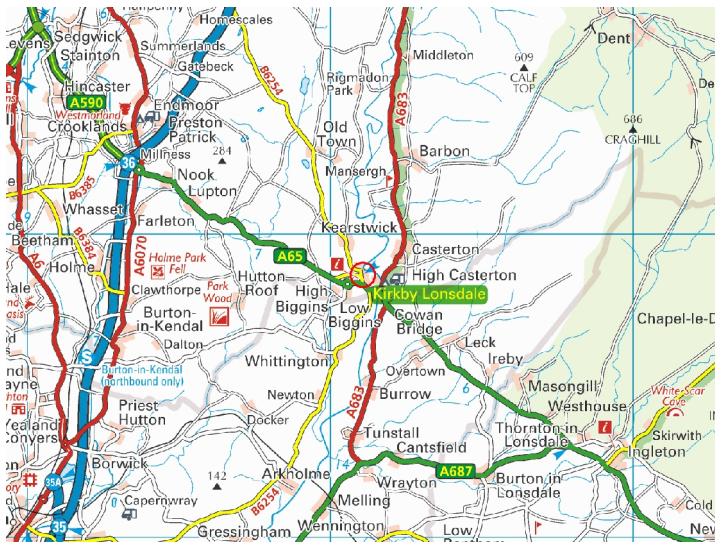
4 Bedroom Accommodation, Potential For 5th

Ideal as a family run business or existing Postmaster seeking expansion. EPC - C



This well established busy mains Post Office is ideal for modernising the accommodation and exploring the options for offering convenience products and expanding retail space, subject to planning. The Post Office is located in the charming, historic town of Kirkby Lonsdale.

This stone built corner property has period features and the advantage of being directly opposite a main car park. Attracting passing tourists and locals alike, this is an opportunity not to be missed.



Location

Situated in a popular and attractive historic town of Kirkby Lonsdale in Cumbria. Bordering the stunning Yorkshire Dales National Park allows the town to benefit from tourists all year round.

As the Post Office is directly opposite a major car park, the new owners could look to capitalise on the passing footfall.

The Opportunity

Our clients took over the Post Office in 1992 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 a hub of the town serving locals and tourists alike.

The Post Office is extremely popular with local business banking, and parcel deliveries due to the spacious parcel and sorting room, and easy access parking.

There is scope to expand shop footprint and opening hours.





Internal Details

The Parcel Room is fully shelved for storage and easy access, sales counter, Post Office Horizon, till, purposefully for drop 'n' go parcels. Staff WC to the rear of the sorting area.

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.

Staff

Our clients operate the business together.



Owner's Accommodation

The current family home is entered via a ground floor front door facing the main road, with internal side access to the commercial space also. As you climb the stairs you approach the middle landing which leads to the four bedroom accommodation. As there is a lounge upstairs and also one downstairs, there could be potential to change the first floor lounge to a fifth bedroom, subject to planning permission.





Trading Hours

Monday to Friday
8.30am - 5.30pm

Saturday
8.30am - 12.30pm

Sunday
Closed

Trading Information

For the last few years, the Post Office income has been in the region of £100,000 consistently with the Adjusted Net Profit in excess of £60,000 per annum.

Post Office Remuneration is one of the largest in the area.

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

Tenure

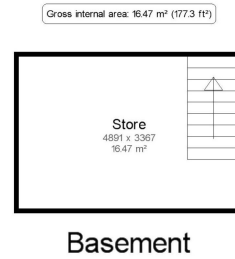
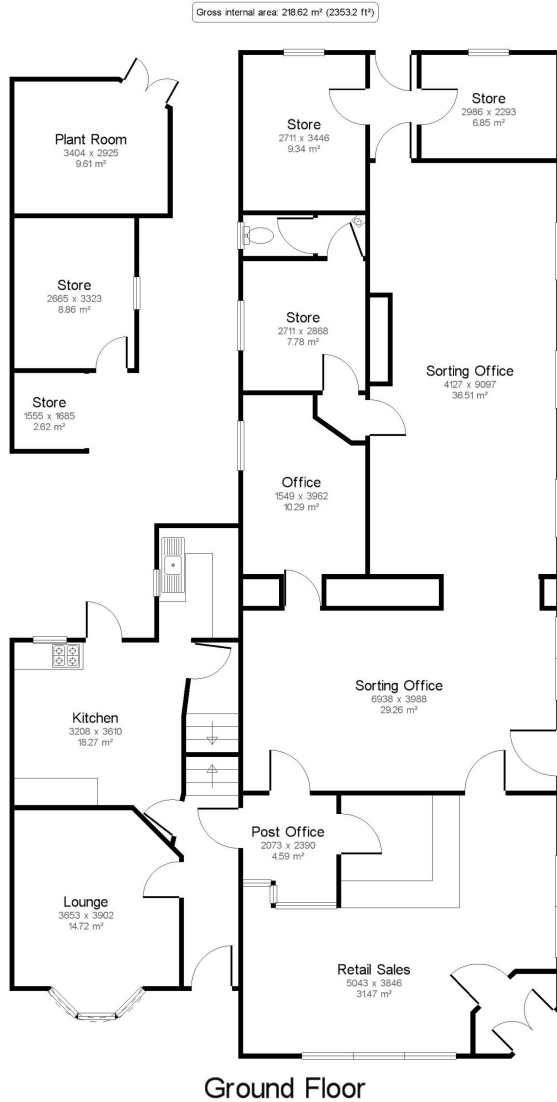
Freehold at a price of £595,000 plus stock.

Regulatory

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

Business Rates

We are advised the business benefits from zero business rates, however it is on partial rates relief at present, with £600 payable in 2022.



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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Manchester



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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