



Bedminster Post Office

Ref: 3410483

157 East Street Bedminster, Bristol, BS3 4EJ

Leasehold: £160,000, Annual Rent: £13,000

Post Office income c.£112k (YE 28.02.21)

Shop & photo booth income c.£26k per annum

Prominent location on busy high street

Mains branch with five counters incl fortress

Opportunity to increase convenience offering

Finance available, subject to status. Energy Rating B





Description

This leasehold Post Office has been owned and operated by the current owner since October 2018 and they are now looking to sell due to relocation. This Mains Post Office benefits from excellent levels of passing trade and is ideally situated close to commercial and residential buildings meaning that much of their trade is repeat custom. The business is well established, ideally located on the high street and offers an ideal platform for a new owner to take charge and take advantage of the great potential it offers.

Location

This leasehold Post Office is well located in a popular suburb of central Bristol, surrounded by commercial and residential properties and only one mile from the city's main train station. Bedminster is a large district of Bristol with a population of c.12,900 people. The store benefits from an excellent location on a busy street with a number of other businesses close by, including takeaways, pubs, restaurants and cafes, all of which drive footfall to the store.

Internal Details

There are a total of five counters, out of which three are open plan counters and two are fortress positions. In the main trading area, there is display shelving, a large selection of greeting cards and a drinks fridge. There is a digital photo booth and free to use ATM included with branch. The business also offers Amazon and DPD pick up and drop off services as well as digital application services. The store benefits from air conditioning, CCTV, an alarm system and a roller shutter. There is a staff toilet and facilities to the rear of the trading area, including a kitchen and office.

Tenure

The premises is let to our client on a lease expiring 21st March 2033 at a passing rent of c.£15,000 (incl VAT) per annum. There is a rent review in March 2028 and the lease is within the Landlord & Tenant Act 1954.

Full details of the lease can be made available to interested parties upon request.

Staff

The business is primarily run by the owner, with the assistance of four part time members of staff who will transfer with the business under TUPE regulations.



Trading Hours

Monday-Friday: 9am - 5.30pm. Saturday: 9am - 2.30pm. Sunday: Closed.

Fixtures & Fittings

Fixtures and fittings are owned outright and included in the sale.

The Opportunity

There is the opportunity to introduce a variety of retail product ranges such as alcohol, confectionary, tobacco, additional soft drinks, the national lottery/scratch card services, hot food and drink options to help increase turnover and gross profit margins. The business also offers the opportunity to increase trade through longer opening hours.

Trading Information

The accounts for Y/E 28 February 2021 show a Post Office and shop income of £129,880 per annum. In addition to this, we are advised that the monthly income from the digital photo booth is c.£600. We are in receipt of full profit and loss accounts which will be made available to seriously interested parties on request.





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:

Matthew McFarlane

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.



For full information on Christie Insurance please call 03330 107189

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