



Prince Charles Avenue Post Office

Ref: 5710878

83 Prince Charles Avenue, Derby, DE22 4BG

Long Leasehold: £350,000, Annual Rent: 0

Great location on a busy parade

Post Office commission approx. £98,000

Long leasehold, peppercorn rent

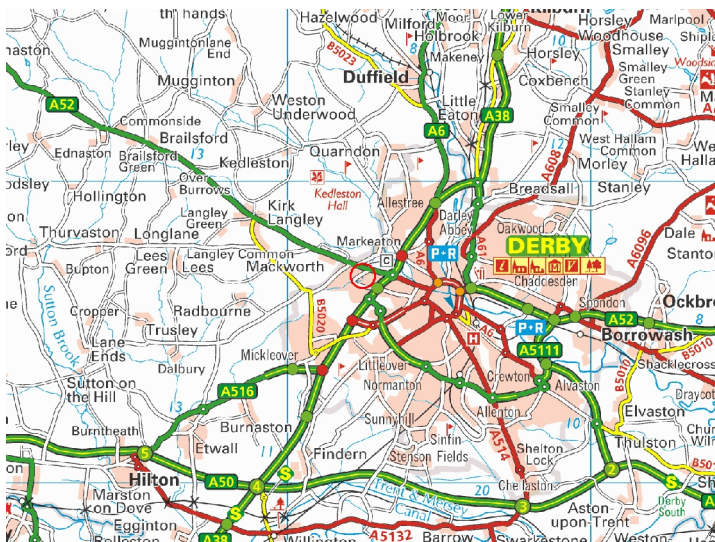
Retail sales approx. £20,000 per annum

Densely populated residential area

Main Post Office plus outreach Post Office situated in Ockbrook, EPC Rating C



Prince Charles Avenue Post Office is an excellent opportunity for either a multi-operator or a first-time buyer to acquire an established Post Office in a popular suburb of Derby. The premises benefits from a quality fit out and offers scope to increase the current turnover.



Location

Prince Charles Avenue Post Office is located in the Mackworth District Centre, which is situated along Prince Charles Avenue in Mackworth, Derby. The Post Office is located approx. 4 miles west of Derby City Centre, just beyond the A38 Kingsway.

The retail district consists mainly of a small retail precinct, alongside the post office there is also a Greggs, Birds, Co-op, off licence and a mixture of other retail uses. The linear retail precinct is fronted by two car parking areas. One being of short stay on street parking bays, and the other a longer stay car park. There is also staff parking available to the rear of the premises. The retail precinct is surrounded by residential properties. The Post Office is accessible by sustainable modes of transport and the surrounding area exhibits good levels of pedestrian infrastructure, with a number of public transport opportunities within close walking distance of the district centre. The local bus service operates every 12 minutes in the daytime. These services provide connections between Mackworth and Derby City Centre.



Tenure

Derby City Council own the freehold of the retail district centre, with the Post Office premises having a 125-year peppercorn lease from the Council granted in September 1993. The rent and service charge associated with the long lease are £0 per annum.

Trading Information

We are in receipt of the year end accounts to end of March 2022 and 2023. The 2023 accounts show a post office commission of approximately £98,000. We are also in receipt of 6 months' worth of Post Office payslips, these can be provided upon request.



Internal Details

Internally the retail trading area extends to approximately 419 sq. ft. The trading area has a central gondola unit with shelving and holders around the perimeter. The payment kiosk is located to the right-hand side of the entrance whilst the two post office counters are located to the rear of the store. Behind the post office counter is a W.C, a kitchen area and a small storeroom.

Staff

A staff schedule can be provided upon request.

Fixtures & Fittings

All fixtures and fittings will be listed before an exchange of contract in a detailed inventory.

Business Rates

The current rateable value is £7,100 as of the 1st of April 2023.



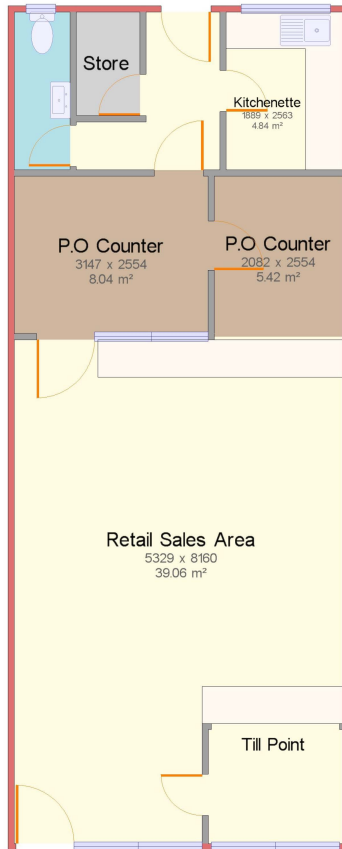
External Details

The outreach Post Office is operated out of a village hall in Ockbrook on Monday, Tuesday, and Thursday mornings, between 9:00am – 12:00pm. Ockbrook is a village in Derbyshire, located 7 miles east of Prince Charles Avenue Post Office and is accessed from the A52.

Trading Hours

The store currently opens 9am – 5:30pm Monday to Friday, 9am – 2:30pm Saturday and closed Sunday.

Gross internal area: 7192 m² (7742 ft²)



Ground Floor

BakerLie Compliance

National Commercial Property Compliance & Marketing

Energy Performance Certificates (EPC's)
 Professional Property Photography
 Land Registry Compliant Lease Plans
 Measured Surveys (CAD Drawings)
 Property Floor Plans
 Elevated Property Photography
 Asbestos Management Reports
 Fire Risk Assessment Reports
 Drone Photography

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DO NOT SCALE THIS DRAWING

Drawing Key

Rev	Date	Amendments

BakerLie
 Tel: 01454 678005
 info@bakerlie.com
 www.bakerlie.com

Project

Floor Plans

Prince Charles Post Office
 83 Prince Charles Avenue
 Derby
 DE22 4BG

Drawing No: 8888-20-JNL-20
 Drawing Title: Floor Plan
 Drawing Date: 2022
 Drawing Size: A1 1

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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E:jacob.toon@christie.com

Nottingham



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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