



Buttershaw Post Office & Newsagents

Ref: 5417020

656 Halifax Road, Bradford, BD6 2EA

Freehold: £280,000

Leasehold: Offers over £135,000, Annual Rent: £13,000

Well established P.O. Owned 30+ years

Post Office income: c. £60,000

Weekly turnover c. £3,000

Scope to develop convenience side

1 bedroom accommodation above

Ideal family run business or seeking expansion. Energy Rating TBC



A fantastic opportunity to acquire this well-established newsagent and Post Office conveniently situated on a busy main road in the densely populated area of Buttershaw. Run by a husband and wife team who are seeking to retire, the business is fitted to a high standard throughout and further benefits from a well presented one bedroom apartment above.



The Opportunity

Our clients have successfully operated the Post Office and Newsagent for the past 33 years. They have now taken the decision to retire, offering this excellent opportunity for a new owner to take on and add value. The business plays a key part in supporting the local residents in the nearby area.

The Post Office is popular with local business banking, and parcel deliveries due to the convenient location and unrestricted street parking.

There is scope to develop the business further offering more key convenience lines.

Owner's Accommodation

The residential accommodation is internally accessed through the storeroom area at the rear of the premises. The first floor flat comprises; one bedroom, bathroom, open plan kitchen, and living room which appear to be in good condition.

Location

Bradford is a city in the northern English county of West Yorkshire. The Property is situated in the residential area of Buttershaw four miles southwest of Bradford city centre. The Property has direct access onto Halifax Road (A6036) which is the main arterial route connecting to Bradford in the north and the town of Halifax to the south.

The prominent position on Halifax Road allows the business to attract both traveling commuters and local residents. The shop benefits from the nearby Tesco superstore.

Internal Details

The entrance leads into an open trading area with the news agents till located to the right-hand side. The Post office kiosk is located to the far rear wall with sales counter and tills.

Trading Information

We have received Profit & Loss accounts for 2023 and 2024 to year end 31 January. The latest years accounts show a turnover exceeding £173,000 and an operating profit of £53,596.42.

The Post Office Salary is over £60,000.

Accounts are available upon request after successful viewing and at the discretion of the owner.

Trading Hours

Post Office

Monday & Tuesday: 8.45am - 5.30pm
Wednesday to Friday: 8.30am - 5.30pm
Saturday: 8.45am - 12.30pm
Sunday: closed

Newsagents

Monday to Friday: 6.30am - 5.30pm
Saturday: 7am - 12.30am
Sunday: 7am - 11.30pm



Staff

Our client manages the business day to day.



Tenure

The business offers for sale a new lease at £15,000 per annum, length of lease and further terms to be discussed.



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.

Business Rates

The Rateable Value is £8,100 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

Regulatory

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.

Premises licence.

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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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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