



Warstock Post Office

Ref: 5813155

248 Prince of Wales Lane, Warstock, Birmingham, B14 4LJ

Freehold: £850,000

Great location with good transient trade

Advised weekly turnover of c.£12,000 inc. VAT

Advised post office commission c.£55,000

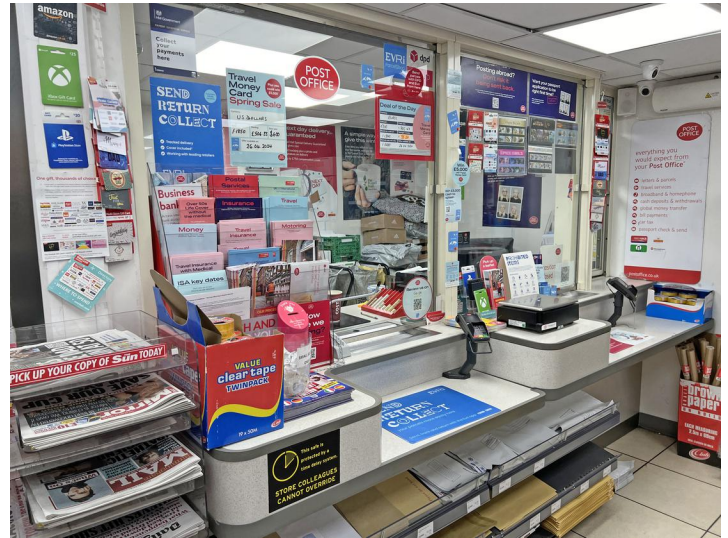
Three-bedroom accommodation included

Opportunity to increase turnover

Planning permission granted for extension to store & accommodation , EPC Rating B



The Warstock Post Office offers an excellent opportunity for an experienced operator to acquire a business with scope to increase the turnover. The store will suit a multi operator who is looking to build on the excellent foundation of the current operator or a first-time buyer who is looking to delve into the convenience sector. According to the owner, there is planning permission to double the size of the shop floor and accommodation above. There is also ample land to the rear of the premise which could be developed into flats subject to planning.



Location

The Post Office is well located in Warstock, a southern suburb of Birmingham. Warstock is a densely populated residential area with multiple new housing developments. The property is located on the Prince of Wales Lane and therefore has good transient trade. The store is approximately 7 miles from Birmingham city centre. As a result, the area has good public transport and a great road network with easy access to the M42 and A38. Birmingham New Street station is 7 miles from the business and provides excellent links to all the major cities across the UK. Warstock has numerous amenities ranging from shops, cafes, school, medical institutions etc.

Internal Details

Internally the retail trading area extends to approximately 967 sq.ft. The trading area has several central gondola units with a number of dedicated chillers and freezers around the perimeter of the shops trading area. The payment kiosk is located to the left-hand side of the entrance which showcase a range of alcoholic spirits and cigarettes. To the rear of the trading area is a large storeroom and Post Office counter. Behind the till, you will locate a kitchenette and stairs leading to the owner's accommodation.





Fixtures & Fittings

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

Trading Information

We are in receipt of 2023 trading accounts and 4 VAT Quarters. These can be provided upon request.

External Details

Externally, the property benefits from ample on road parking.

Owner's Accommodation

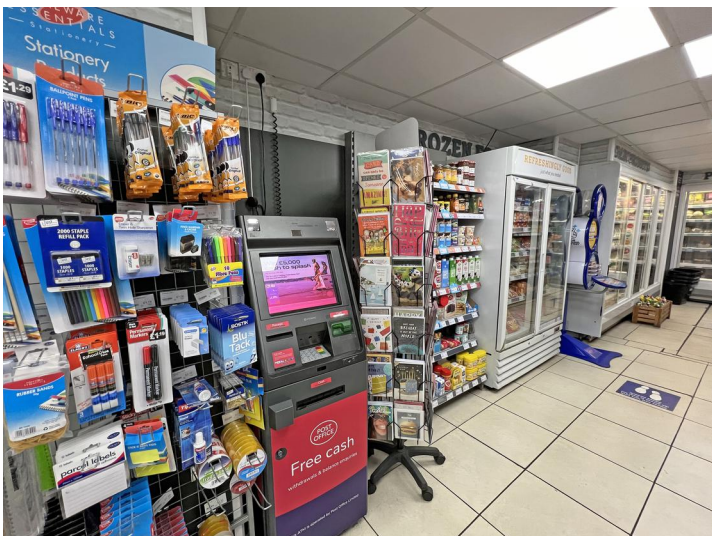
The owner's accommodation spans over a singular floor which includes 3 bedrooms, kitchen, lounge and family bathroom.

Tenure

The property is available for Freehold.

Trading Hours

The store currently opens 9am – 7pm, Monday to Sunday.



Business Rates

The current rateable value is £10,250 as of the 1st of April 2023.

Staff

A staff schedule can be provided upon 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:

Jacob Toon

Business Agent

M: +44 7860 189 706

E: jacob.toon@christie.com

Nottingham

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only. May 2024