



Deneside Post Office

Ref: 6411109

53 The Avenue, Seaham, SR7 8NS

Freehold: £325,000

c. £43,000 annual Post Office commission

Increased footfall due to commercial banking

Situated in a densely populated area

Perfect for a first time buyer

3 bedroom accommodation

On road parking. Retirement sale. Energy Rating E



A mains Post Office selling, cards, stationery, a small selection of confectionary, gifts, toys & games with a three bedroom accommodation with an enclosed garden.

The business would suit a first time buyer or someone looking for a lifestyle change .



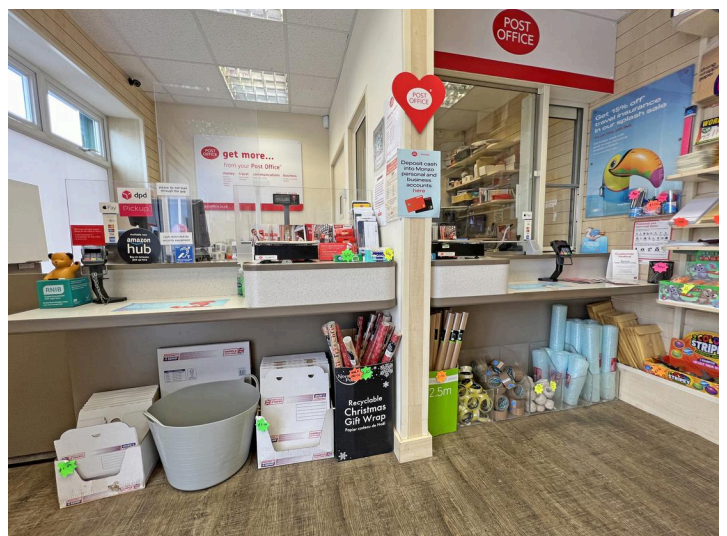
Location

A mid terraced freehold Post Office and 3 bed accommodation with a garden situated in Seaham, County Durham. The business is surrounded by residential properties, close to Seaham Leisure Centre, Seaview Primary School & a short distance to the Durham Heritage Coast.

Internal Details

A well fitted mains Post Office with slat walling for display purposes, one screened Post Office counter and a open counter, shelving for displays and one central gondola.

To the rear of the property there is a lounge, kitchen, on the first floor there three bedrooms, a family bathroom.



Owner's Accommodation

There is internal and external access to the accommodation. On the ground floor there is a light and spacious lounge, modern kitchen with access to the enclosed garden which is a lovely spot to enjoy the evenings, there is also a shed/storage space. On the first floor there are two good sized double bedrooms and one small double with four piece bathroom.

The Opportunity

The Post Office & accommodation has recently been refitted and refurbished throughout, the business is a well established. There is continued growth with the closure of local banks in the area, with commercial businesses using the Post Office for their banking. We feel this is an excellent opportunity for a new owner to carry on the established business. There are opportunities to grow the business further, with extending the trading hours and with the relevant planning permissions extending the retail trading area.



Trading Information

Annual Post Office commission of c. £43,000.

Trading Hours

Monday to Thursday: 8:30am - 5:30pm
Friday: 9:00am - 5:30pm
Saturday: 9:00am - 12:30pm
Sunday: Closed

Staff

The store is run by our clients.

Tenure

The property and business are being sold on a freehold basis.

Fixtures & Fittings

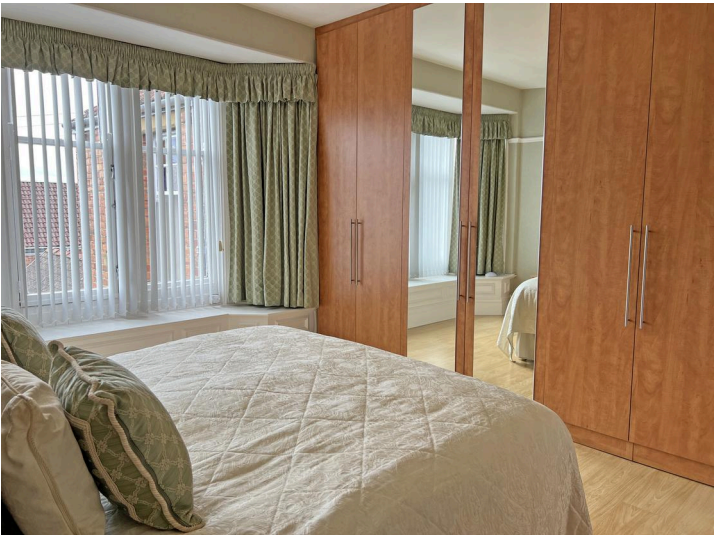
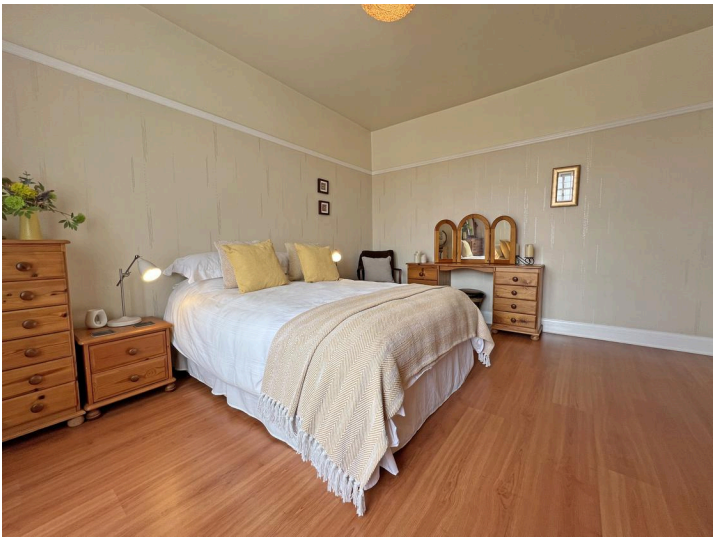
All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.

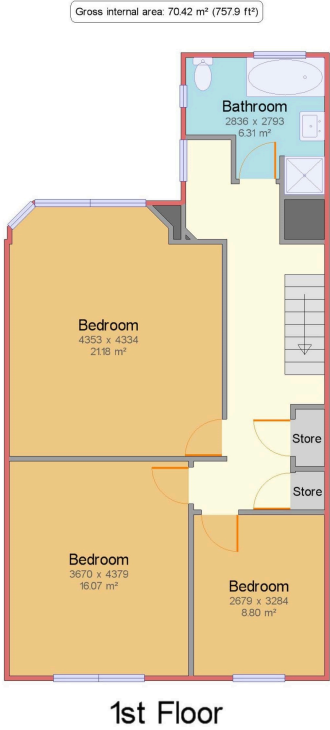
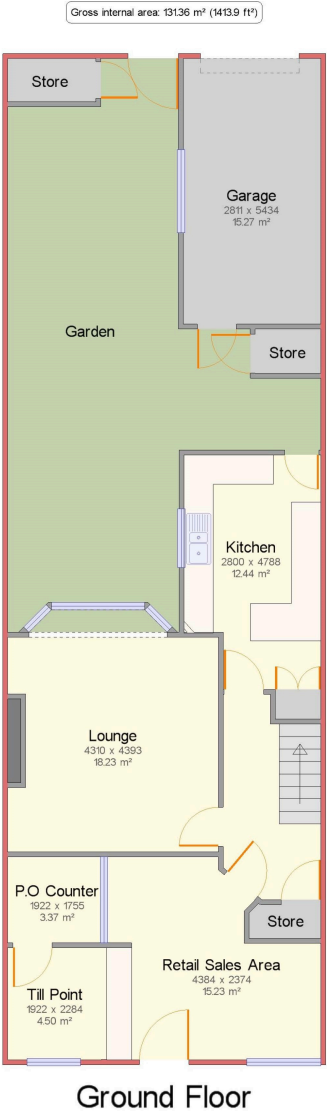
Business Rates

The Rateable Value is £2,000 with effect from April 2023. Confirmation of actual business rates payable should be obtained from the local authority.

Regulatory

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





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:

Robert O'Brien

Business Agent - Retail

T:+44 191 222 1740

M:+44 7592 775 310

E:robert.obrien@christie.com

Newcastle



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 01908 920 570