



West Boldon Post Office and Newsagents

Addison Road, West Boldon, Tyne & Wear, NE36 0QZ

- Post Office Business
- Affluent Village Location
- Established Turnkey Business
- Genuine Retirement Sale
- Huge Scope to Increase Turnover
- T/O £4,000 p/w (plus Post Office Salary)
- Prime Main Road Position
- Business Rate Relief
- Rent £6,600 per annum
- Short Trading Hours

Leasehold: £45,000 Plus Stock at Valuation

BUSINESS FOR SALE

Location

The business is prominently situated on the main A184, a key arterial route connecting the A19 with Sunderland, and passing directly through West Boldon, a highly sought-after residential village in Tyne & Wear. This strategic position ensures excellent visibility and accessibility, benefiting from consistent passing traffic and strong local footfall. West Boldon forms part of the wider Boldon area, which includes East and Boldon Colliery, and is well-regarded for its blend of village charm, quality housing, and community spirit. The location is further enhanced by good public transport links, including bus routes and nearby East Boldon Metro Station, offering easy connections to Newcastle, Sunderland, and South Shields.

Description

We are delighted to offer for sale this well-established Post Office and retail business, occupying a single-storey detached premises in a prominent location within the desirable area of West Boldon, Tyne & Wear.

The property features a traditional pitched slate roof and offers a total internal floor area of approximately 34 sq. m. (366 sq. ft.). Internally, the layout comprises a well-presented open-plan retail area, a small stock room, and staff WC facilities. The shop is attractively fitted and well-maintained, making it ready for immediate trade.

The retail space includes a dedicated Post Office counter and till, along with a range of fixtures and fittings such as a chilled drinks display, wall shelving, and a coffee machine, offering a convenient and efficient setup for daily operations. The business offers postal services, PayZone, Amazon Pickup, and retail items including newspapers, alcohol, cards, snacks, and hot beverages.

This is a fantastic opportunity to acquire a turnkey operation with potential to grow through the introduction of new product lines or services, subject to the necessary consents. The business benefits from a loyal local customer base, with additional footfall generated by its accessible location on a main road through a busy residential area. There is significant potential to increase turnover by extending both the shop and Post Office counter hours, as the current operating hours are limited to 3:00 PM.

Opening Times

Monday – Friday 7:00am – 3:00pm
Saturday 8:00am – 2:00pm
Sunday 9:00am – 10:30am

Tenure

Leasehold - There are circa 2 years remaining on the current lease, we have verbally been informed a new lease will be available on request.

Price

£45,000 Plus Stock at Valuation

Rent

£6,600 per annum

Trading Information

We have verbally been informed the business is turning over approximately £4,500 per week. There is also an additional Post Office income of circa £10,000 per annum.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2025 Rating List entry is Rateable Value £2,475

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Staff

The business is run by a husband & wife team with the assistance of 1 part time member of staff.

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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