



## The Old Tuck Shop, Tower Street, Flamborough, YO15 1PD

Open To Offers £260,000





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A very well established sub post office, newsagency, sweets, business in Flamborough Village.

A prime FREEHOLD property with accommodation above (currently let on Shorthold tenancy).

The business combines a busy post office local, with separate salary from the Post Office Services along with a long established retail trade in newspapers, magazines, periodicals, sweets, general provisions, greeting cards, pre-packed sandwiches, hot and cold drinks.

The present owners hold the National Lottery licence for the area and in addition also sell scratch cards.

### Shop:

32'4" x 9'9" (9.87m x 2.98m)

A spacious shop with frontage to Tower Street, (by the bus stop) and side return going into Post Office Street.

Automatic electric sliding entrance door from Post Office Street with ramp providing disabled facilities.

To the front elevation are two Georgian style bow windows,

The shop is fully fitted and comprises:

Full racked display units for magazines, newspapers, greeting card stands, revolving card dispenser, fitted shelving for stationery and postal goods, cold drinks fridge, milk/sandwich chiller unit, further shelving for sweets, crisps, ice cream fridge, hot drinks dispenser, further display unit for tea, coffee, toiletries, general supplies etc. Fully fitted and equipped counter for offering full Postal services.

To the rear of the shop are shelving units for the display of large sweet jars.

The main counter divide serves as a reception for Post office clients as well as for all shop sales.

The Post Office provide all the equipment in this area to

service their clients including alarm system.

The counter also services the Lottery side of the business.

Electronic till. Small computer desk. Access leads to:

### Stock room:

18'3" x 5'5" (5.58m x 1.67m)

A useful room with racks of timber storage shelves and wash hand basin with vanity unit.

### Wc:

4'11" x 2'9" (1.50m x 0.86m)

Wc.

### First floor:

Private entrance to first floor flat. Composite door into inner lobby, staircase to first floor landing, electric radiator.

### Kitchen:

8'5" x 6'4" (2.57m x 1.95m)

Fitted with a range of modern base and wall units, stainless steel sink unit, plumbing for washing machine, part wall tiled and upvc double glazed window.

### Lounge:

15'6" x 10'10" (4.74m x 3.32m)

A front facing room, built in storage cupboard, electric wall mounted fire and two upvc double glazed windows.

### Bathroom:

8'9" x 3'10" (2.68m x 1.19m)

Comprises, shower cubicle with electric shower over, wc, wash hand basin, electric radiator, fan heater and extractor.

### Bedroom:

10'9" x 10'0" (3.28m x 3.05m)

A front facing double room, upvc double glazed window and electric radiator.

### Tenure:

The property is to be sold Freehold. The flat is currently let on an assured six month rolling shorthold tenancy and produces £400 per calendar month.

### Business:

This well established business has been operated by the current owners for several years .The business is for sale due to retirement.

There is a current salary from the Post Office of £20835.85. Full audited accounts showing adjusted net profits will only be available to bona fide enquiries who show genuine interest in the business after viewing.

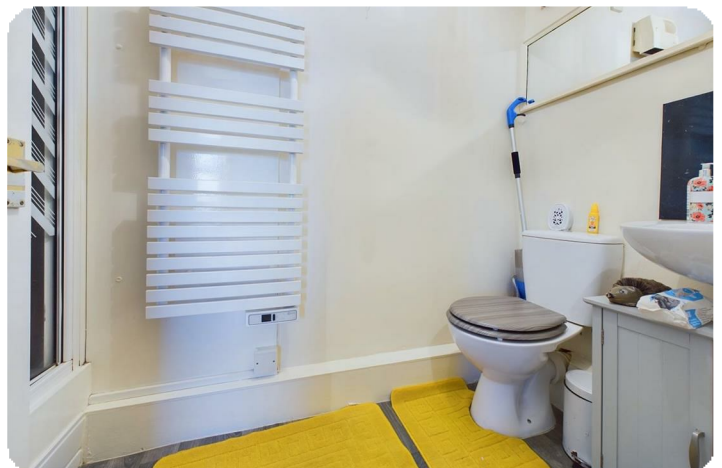
### Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D

and proof of funds before we can progress with the sale and send the memorandum of sale.

### General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



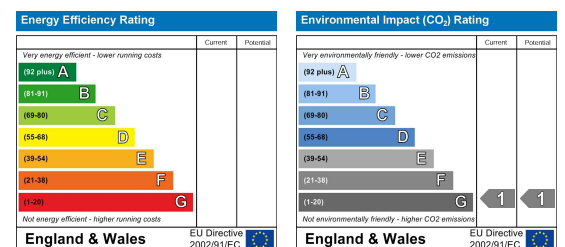
## Floor Plan



## Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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