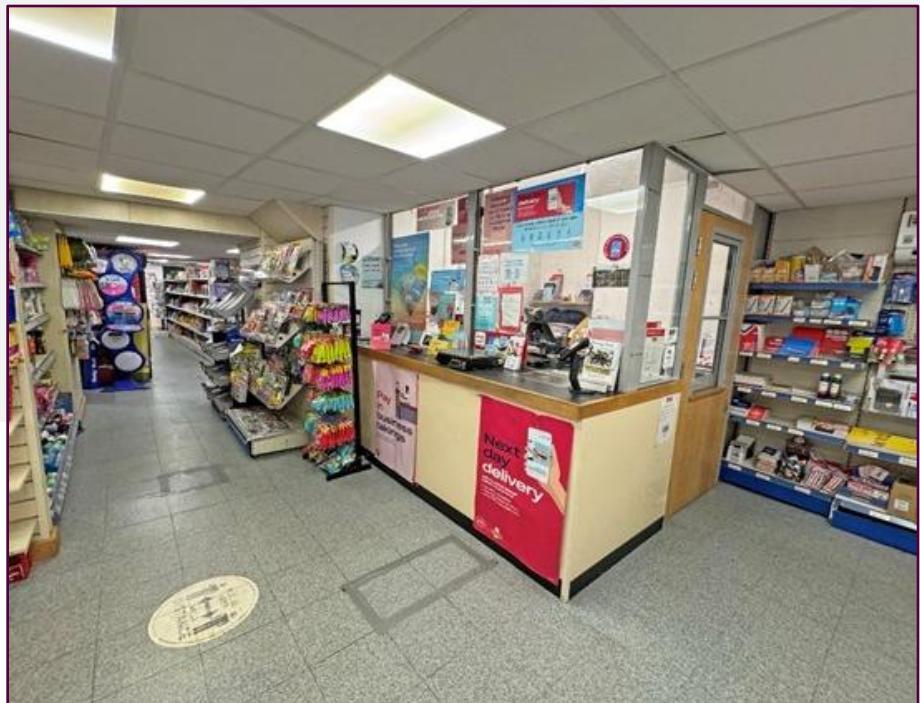




# Olveston Stores & Post Office with 8 Apartments

*The Street, Olveston, Nr Bristol, South Gloucestershire, B35 4DR*

**Freehold £2,500,000 | Ref 3410528**



## Business Summary

- Located just 3.9 miles from Junction 16 of the M4
- Eight Apartments, Village Store & Post Office
- Rental income of £121,740 per annum
- Residents parking
- Apartments energy rating – B & C, Bungalow is D
- Substantial freehold property
- Shop sales TBC
- Post Office commission £32,000 per annum
- Retail space circa 1682 sqft / 156.35 sqm
- Shop energy rating B



The Street, Olveston, Nr Bristol, South Glos, BS35 4DR

Olveston is a large village in South Gloucestershire just 6 miles north of Bristol, almost between Bradley Stoke and Thornbury. Conveniently located near the M4, M5 and M48 with junction 16 of the M5 3.9 miles away, and 2.4 miles from Junction 1 of the M48.



# Property & Shop

A substantial freehold property comprises eight residential rental properties, shop and post office. The property and apartments are well presented throughout with residents parking and providing a substantial rental income. The shop and post office has a spacious 1682 square foot sales floor with bakery, costa coffee express and parcel services. The shop could be leased for further rental income.

## Apartments

The eight apartments are listed below. All currently let and generating a rental income of £10,145 per month / £121,740 per annum.

Apartment	Number of Bedrooms	Rental Income PCM	Energy rating
1	2	£1,300	C
2	2	£1,500	C
3	1	£1,095	C
4	2	£1,350	C
5	1	£900	B
6	2	£1,300	B
7	2	£1,400	B
8	1 (Bungalow)	£1,300	D



## The Opportunity

This is a great opportunity to obtain a substantial property with a variety of revenue streams including the shop, post office and residential rental incomes. The shop and post office could be leased to a third party to provide further rental income or be owner managed. A fabulous asset to add to any growing property portfolio.

## Fixtures & Fittings

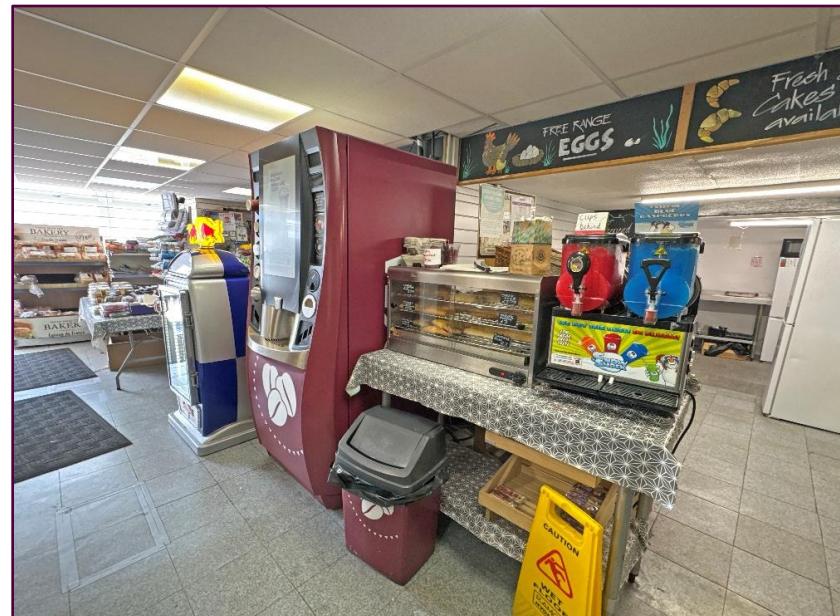
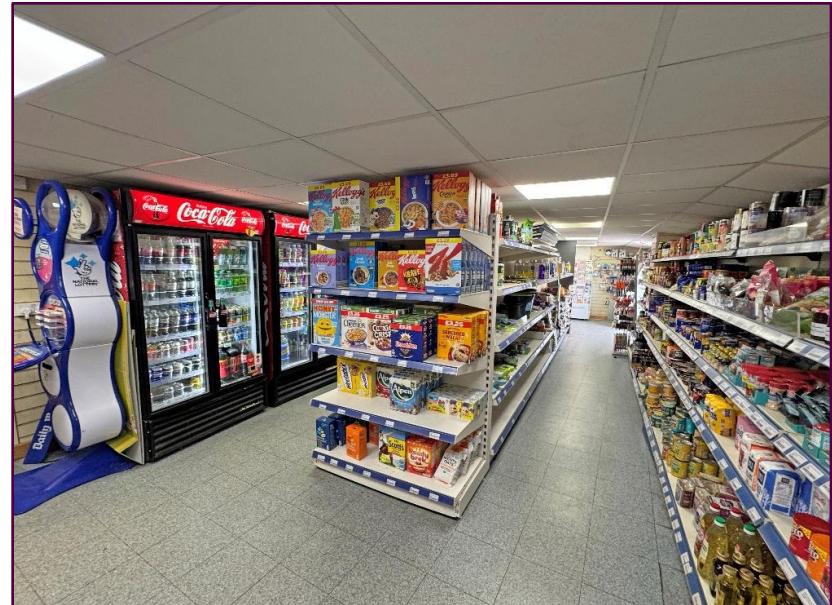
We are advised that all shop fixtures and fittings are included in the sale subject to an inventory.

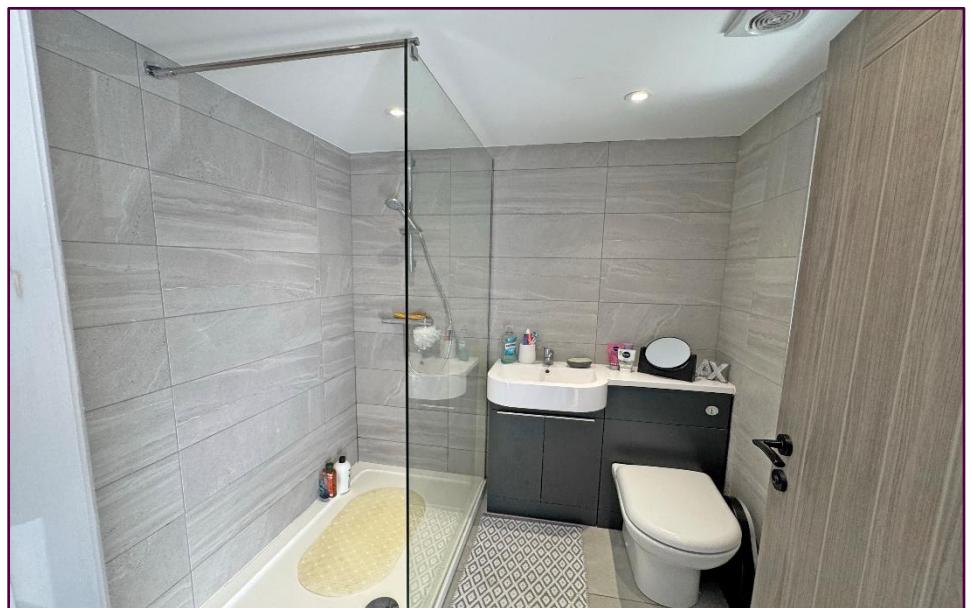
## Staff

The owner has advised that there are 10 members of staff that will transfer under TUPE.

## Opening Hours

Trading hours are Monday – Saturday 6am – 8.30pm,  
Sunday 7am-7.30pm





## Tenure

Freehold.

## Terms of Sale

We have been instructed to offer the property on an asset sale basis.



# Floorplan



# Viewing

No direct approach may be made to the business as staff are not aware of the sale. For an appointment to view please contact Matthew McFarlane at Christie & Co.



**Matthew McFarlane**  
**Business Agent – Retail**  
**07860 189705**  
**[Matthew.mcfarlane@christie.com](mailto:Matthew.mcfarlane@christie.com)**

#### CONDITIONS OF Christie & Co

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#### 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.

