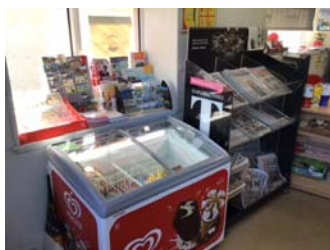
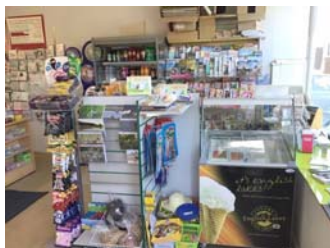


**Ref: 4948 - Silverdale News & Post Office**



17 Emesgate Lane  
Silverdale  
Carnforth  
Lancashire  
LA5 0RA

## **EASY TO RUN NEWSAGENTS AND POST OFFICE - LANCASHIRE**

**Advised annual turnover £126,459  
with high Gross Profit of £47,013 (37%)  
Good reputation with regular and repeat trade  
Situated in the desirable village of Silverdale  
Early viewing essential to fully appreciate  
Monopoly trade within local area  
Low overheads, rent just £484 pcm  
Can easily be run by one person  
Ideal corner trading location  
Genuine reason for sale  
Reduced for quick sale  
**LEASEHOLD****

**ASKING PRICE  
£39,995 Plus SAV**

Ref: 4948

### Location

This well presented and equipped newsagents and post office is situated in the beautiful village of Silverdale in Lancashire. The property has a highly visible corner position at the end of a small parade of shops. It sits on the villages' main access road which sees a healthy amount of motorists on a daily basis which in turn gives the business a good amount passing trade throughout the year. The village stands on Morecambe Bay, near the border with Cumbria, 4.5 miles north west of Carnforth and 8.5 miles north of Lancaster; with a population of approximately 1,545. Silverdale forms part of the Arnside and Silverdale Area of Outstanding Natural Beauty. Silverdale offers fine housing, good schools and NHS services, friendly community, beautiful open countryside and easy motorway access. The business is accessed via the M6 motorway making it easy for all who wish to visit or commute.

### Business History

Online Business Sales are delighted to offer to the market this leasehold business, which has been in the careful hands of our client since 2012. Only now is the business reluctantly being offered to their market due to our client's unfortunate ill health. Over the years our client has built up a strong reputation within the local community and sees a high level of regular and repeat trade. Both time and money has been invested into the business and premises meaning that it is in full walk in condition. They have added new lines and income streams which have enhanced the business massively. Our client informs us that the annual income currently runs at a respectable £126,459 with a gross profit of £47,013. This is derived from the sale of newspapers, magazines, cigarettes, cards, gifts, National Lottery together with drinks and confectionary and general convenience style goods. Additionally there is the Post Office incorporated in the business offering wide variety of postal services including Parcelforce express services, foreign currency, travel money card and vehicle tax. There is great potential to increase regular trade through the expansion of the convenience lines, later opening hours, huge potential in opening an off licence within the shop, all of which could be explored by the new owners, possibly increasing income further. This is a fantastic opportunity to purchase a turn key opportunity and early viewing is strongly recommended to appreciate the truly desirable location and the huge potential this business has to offer.

### Financial Profile

Turnover: We are advised £126,459  
Gross profit: We are advised £47,013

### Tenure

We are advised leasehold  
Rolling lease  
Rent £484 pm

### Opening Hours

Monday: 7.00am- 4.45pm  
Tuesday: 7.00am- 4.45pm  
Wednesday: 7.00am- 4.45pm  
Thursday: 7.00am- 4.45pm  
Friday: 7.00am- 4.45pm  
Saturday: 7.30am- 1.00pm  
Sunday: 7.30am- 1.00pm

### Accommodation

A well signed property. Large display window and grilled shutters to main entrance, briefly comprising:

Open plan sales area  
Wall fixed shelving and product display racking  
Large display chillers  
Large wall fixed magazine display  
Ice cream chest freezer  
Post Office counter/ serving/payment counter  
Rear cigarette display cabinet  
Sweet display area

### EXTERNAL

Roadside parking  
Public transport nearby

### Additional Information

Fixtures and fittings included in sale

### Enquire

t: 0345 222 0508 f: 0345 222 0509  
e: info@onlinebusinesssales.co.uk

**IMPORTANT NOTES:** These particulars do not constitute an offer neither should they be relied upon as statements or representations of fact or warranties of any kind. All interested parties must satisfy themselves by investigation, prior inspection and/or formal entry before contact with their solicitor. Neither we nor our principals accept any responsibility whatever in respect of these particulars which are simply offered as a general indication to persons who may be interested.

Viewings and negotiations are to be conducted **STRICTLY** through **Online Business Sales Limited**. No direct approach is to be made to the business under any circumstances

### Energy Performance Asset Rating

More energy efficient

