

Ref: 5089 - Winline Post Office

61-63 Victoria Road
Earby
Barnoldswick
Lancashire
BB18 6UN

LONG ESTABLISHED POST OFFICE & GENERAL STORE - LANCASHIRE

Good amount of regular and repeat trade

Advised annual turnover of £106,000

Post Office salary approx. £30,000pa

Ideal partnership opportunity

Located in the town of Earby

Well presented throughout

Exceptional online reviews

Genuine reason for sale

Fully equipped for trade

Monopoly trade in area

Turn-key opportunity

Leasehold option £99,950 + SAV

FREEHOLD

ASKING PRICE

£230,000 Plus SAV

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Location

This outstanding general store is positioned off a busy main road in the rural town of Earby, on the Lancashire & Yorkshire border. The business enjoys a desirable position amongst a row of similar commercial properties in the centre of the town and also benefits from a good number of residential properties in the area, providing ample opportunity for a good amount of passing trade. We are advised by our client that the business is the only post office in the town, allowing for a monopoly trade in the area. The A56 is within a minutes' drive of the premises connecting it to several other towns in the area such as Nelson and Skipton. The M65 motorway is also within a 20 minute drive of the business, connecting it to the wider UK motorway network.

Business History

Online Business Sales are delighted to offer to the market this long established post office & general store which was established over 30 years ago and has been in the steady hands of our clients since 2005. The business is only now being offered to market due to our clients' desire to take well-deserved retirement. During their stewardship, our clients have continually developed the business by introducing new lines and income streams. The business has a strong reputation within the local community resulting in regular and repeat trade together with new custom from good word of mouth recommendations. There are also a good number of strong online reviews for the business showing the good level of custom our client has built up. Our clients have invested time and money in both the business and premises to the point where it is in full walk in condition. Our clients inform us that the annual income currently runs at a respectable £106,000 with a post office salary of approx. £30,000. This is derived from offering a range of services such as a post office services & PayPoint along with traditional off license and convenience store retail. There is huge scope to introduce an online presence for the business such as a website or social media pages which could provide excellent marketing for the services offered by the business. The property also includes 2 self-contained apartments currently let out to tenants, providing an additional income of £360 per month per apartment. Currently the business is owner operated with the assistance of 5 part time as our clients have begun to run the business at a pace that suits them in recent years. However, our clients advise that the business can be easily run by a hands on partnership without the assistance of staff. An ideal business venture we feel for a partnership or a first time buyer, who with the vision and energy could take the business to the next level. Early viewing is essential to fully appreciate the potential this business has to offer.

Financial Profile

Turnover: We are advised annual turnover of £106,000, post office salary approx £30,000.
Rental from apartments: £360 per month per apartment

Tenure

We are advised freehold

Opening Hours

Monday - Thursday: 09:00 - 21:00,
Friday - Saturday: 09:00 -22:00
Sunday: 12:00 - 20:00

Accommodation

Well signed premises well decorated throughout, briefly comprising:

GROUND FLOOR

- Shop floor
- Serving counter
- Various displays & shelving
- Kitchen
- Office
- Stock room

FIRST FLOOR

2 self-contained flats with separate entrance currently let out

Additional Information:

All 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

