



## Adlington Post Office

18-20 Market Place, Adlington, Chorley, Lancashire, PR7 4EZ

Ref: 4988

### WELL ESTABLISHED SUB POST OFFICE – LANCASHIRE

Situated in semi-rural village with good road & rail links

Superb, generous 5 bed family home with gardens

Long established and highly reputed business

Advised annual post office salary circa £45,000

Great reputation with regular and repeat trade

Advised additional retail sales circa £20,000

Early viewing essential to fully appreciate

Possible development opportunity STPP

Scope to increase retail sales

Ideal partnership opportunity

Genuine retirement sale

LONG LEASEHOLD 950 yrs (Virtual Freehold)

**Business & Property**  
**£359,950 plus SAV**

# “Adlington Post Office - 18-20 Market Place, Adlington, Chorley, Lancashire, PR7 4EZ”

## Location

This easy to run post office is located in the semi-rural town of Adlington which is in Chorley, Lancashire. It is positioned on a main road in the centre of the town surrounded by many residential properties from which it draws custom. Adlington is approximately 6 miles northwest of Bolton and is surrounded by many well known rural areas such as Rivington, Winter Hill, Worthington Lakes and the West Pennine Moors. With good housing, schools and local services, Adlington is a desirable and popular residential location. Chorley is less than 4 miles away and nearby towns and villages include Heath Charnock and Whittle-le-Woods which are all within close proximity. The town has superb road and rail links and sits on the main A6 trunk road which provides easy access. The nearest motorways are the M6 & M61 which provide access to the wider network beyond.

## Business

Online Business Sales are delighted to offer to the market this sub post office with generous, 5 bed owners' accommodation, which was established in the 1900's and which has been in the careful hands of our client since 2002. Only now are our clients offering the business & property to the market due their desire to take well deserved retirement. Over the years our clients have built up an enviable reputation within the local community. The business has the monopoly trade being the only post office in the village and is the heart of the community. Our client has spent time and money on both the business premises and accommodation meaning that it is in full walk in condition. Our clients advise that roof was replaced in September 2021 at a cost of over £21,000. We are advised that the annual post office salary currently runs at £45,000 with addition retail sales of approximately £20,000pa. The retail sales comprise general convenience goods such as greetings cards, gifts, stationary and associated products. Our client feels there is tremendous scope in this area, and a new owner may wish to extend the range of products sold. The post office is compact and easy to run, and is managed by our clients and occasional staff as needed. The business has always enjoyed excellent levels of repeat trade with many of the customers being on a first name terms and is a true community business. There is scope to develop the accommodation part of the property and to possibly convert it into flats with an accessible rear entrance. This would of course be subject to any required planning permissions; however it is of note that the property may be of interest to developers and property investors alike. In its' current guise, the property offers well presented and sizeable 5 bedroom family accommodation with a rear garden and outbuilding in addition to a 1.5 sized garage. This is a very well presented property situated in a very desirable village location. We feel that this opportunity offers a new owner an excellent lifestyle change opportunity and we urge early interest and viewing to appreciate the premises and the potential this business has to offer.

## Financial Profile

Post Office Salary: circa £45,000  
Turnover: We are advised £20,000  
Stock: Approximately £5,000

## Tenure

We are advised long leasehold (virtual freehold)  
950year lease

## Opening Hours

Monday-Friday: 9:00am- 5:30pm  
Saturday: 9:00am to 12:00pm  
Sunday: Closed

## Accommodation

A highly visible and well signed business premises with Post Office signage, two glazed windows and entrance to:

### GROUND FLOOR

Well lit sales area  
Shelving and displays for Greeting cards, stationery and associated products.  
Post office area: Well equipped for business  
3 x serving counters  
Store room  
Toilet/washing facilities  
Washing machine/tumble dryer

Owners' accommodation with rear access  
Well fitted kitchen / Living area / Dining room  
Conservatory

### FIRST FLOOR

4 double bedrooms  
1 double en-suite bedroom  
Bathroom with corner bath

### BASEMENT

2.1 meter ceiling with stone flagged floor containing utility meters and coal & oil storage

### EXTERNAL

Well maintained enclosed rear garden  
Outhouse  
Shed  
Garage  
Off road parking  
Public transport nearby

## Current Owner Comments

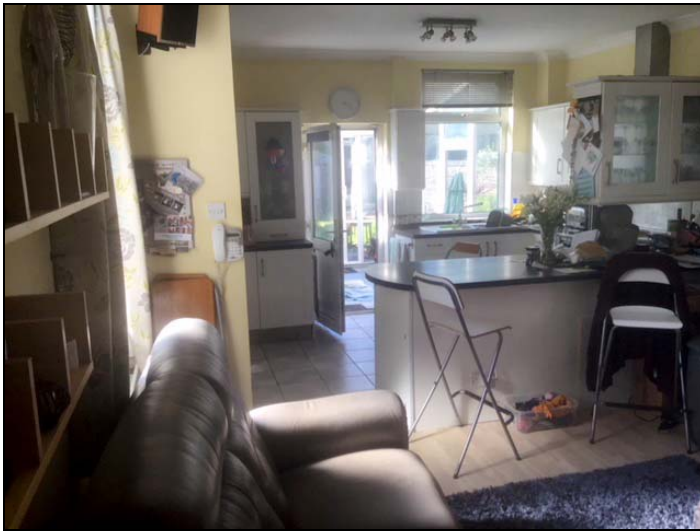
As “Key Workers” the post office stays open during emergencies and as such is pandemic proof. The business has accommodation meaning there is no need to travel to work. There are also primary and secondary schools as well as sixth form colleges accessible by bus routes close to the business. As “home” is the same property you never need to worry if children come home from school. Similarly, during holidays no additional care needs to be arranged. The owner is also always present for deliveries or tradesmen as well as having a perceived importance in the village. Pets can be looked after in the property. These and associated things can help to ease worries in life. A new owner will hopefully agree that the business provides a good life.



Main Sales Area



Serving & Work Area



Open Plan Living Area



Bathroom with Corner Bath



Open Plan Living Area

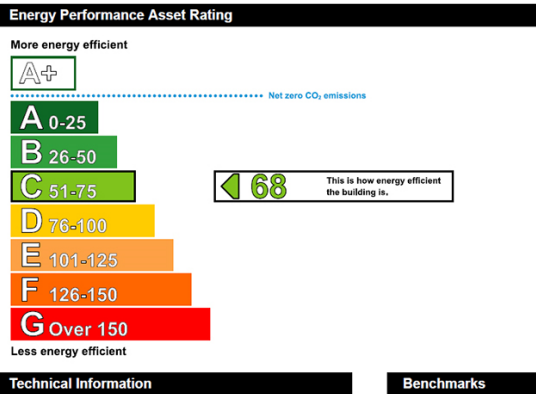


Rear Garden / Patio Area



Google Maps - © 2024 Google

**Ref: 4988**  
**Adlington Post Office**  
**18-20 Market Place,**  
**Adlington,**  
**Chorley,**  
**Lancashire, PR7 4EZ**



[info@onlinebusinesssales.co.uk](mailto:info@onlinebusinesssales.co.uk)

[www.onlinebusinesssales.co.uk](http://www.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.