

THE PRICE FOR THE VALUABLE FREEHOLD PROPERTY, BUSINESS, FIXTURES AND FITTINGS IS THE SUM OF:

£295,000 (TWO HUNDRED & NINETY FIVE THOUSAND POUNDS)

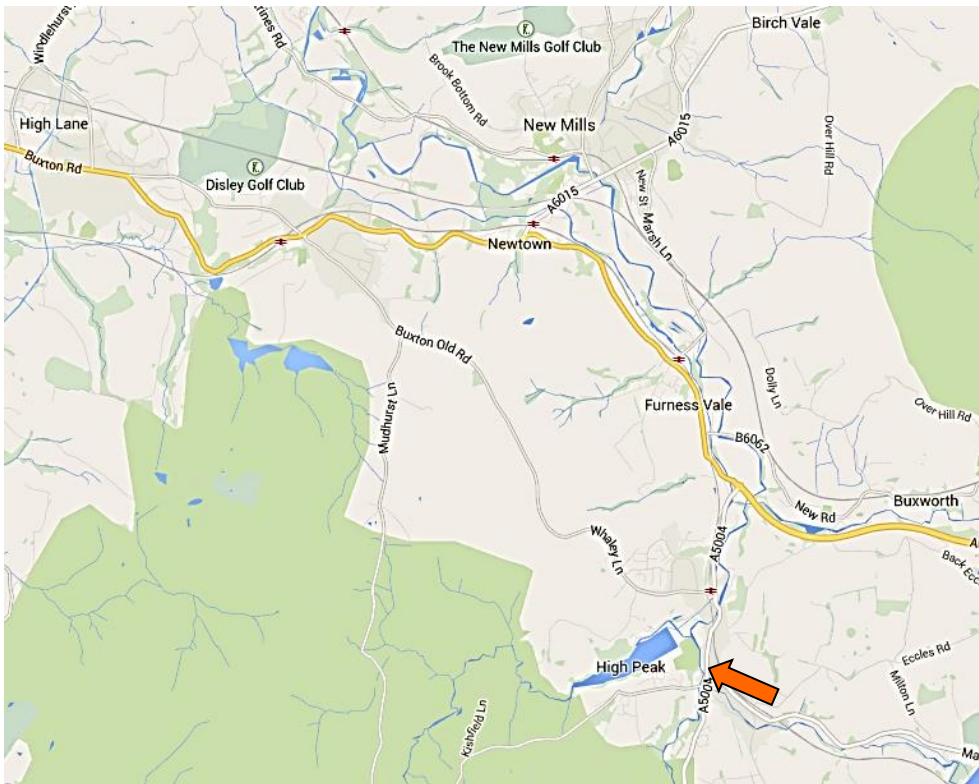
Plus Stock at Valuation

A LOAN should be available to a suitable Applicant subject to status.

VIEWING By prior Telephone Appointment through the SOLE SELLING AGENTS Saville & Woods Ltd.

PLEASE DO NOT VISIT THESE PREMISES WITHOUT A PRIOR TELEPHONE APPOINTMENT OR APPROACH A MEMBER OF STAFF

All Businesses with a Post Office are offered subject to the approval of Post Office Ltd.



**THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED
ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT**

Money Laundering Regulations 2003: Prospective Purchasers will be asked to produce identification documentation prior to proceeding with Sales & Lettings. We respectfully ask for your co-operation in order that there will be no delay in agreeing the sale.

**Saville
& Woods**
Limited

Business Transfer Agents
Specialist Valuers, Property Sales & Lettings

T: 0151 625 6225

F: 0151 625 8653

www.savilleandwoods.co.uk

savilleandwoods@btconnect.com

Saville & Woods Ltd Grange West House, 34 Burlingham Avenue, West Kirby, Wirral, CH48 8AP

GREETING CARDS, STATIONERY, GIFTS & CONFECTIONERY

HORWICH END POST OFFICE

133 BUXTON ROAD

WHALEY BRIDGE

DERBYSHIRE

SK23 7HX



There is a Walk-Through Video available at https://youtu.be/KLgFFINB_FA

Registered Office: Gresham House, 5-7 St Pauls Street, Leeds, LS21 2JG VAT reg. no: 166111096 Company reg. no: 1209003 england

An opportunity to purchase a Thriving & Profitable Business carried on from this very attractive Stone Built Property that occupies a Bold Main Road position in the centre of this beautiful and sought after Village, situated on the Cheshire/Derbyshire Border. The Property offers a Self-Contained Shop with Ground Floor Retail and Lower Ground Floor/Basement Storage together with very Well-Presented Living Accommodation which has the benefit of Gas Fired Central Heating, offers First Floor Lounge, Fitted Kitchen, Fully Fitted Bathroom whilst above there is the Main Bedroom. Outside there is a Parking Area together with a Stone Built Store. This is a Long-Established Business that has only changed hands once since 1990. The Business has been well developed under the direction of the Current Owner offering a fine Post Office income supported by a thriving retail trade. This Property and Business, in such an enviable Semi-Rural Position, can provide the opportunity of the location of a 'Life Style' Business with the income of a solid money making concern that is right at the heart of the community. Horwich End is a district of Whaley Bridge which is a Civil Parish in the High Peak District of Derbyshire. The district is approximately 16 miles South of Manchester, 7 miles North of Buxton and 9 miles East of Macclesfield. It therefore enjoys the best of both worlds in a semi-rural location that is still within easy striking distance of numerous major centres. We strongly encourage interested parties to carry out their own interior inspection of this attractive Property & Business.

Full details are as follows:-

SALES SHOP 17'6 X 12'6 with Recessed Entrance Door having External Notice Board, Timber Effect Interior Wall Boarding with Adjustable Shelving Units, Numerous Hooks, Hangers etc. 'Samsung' Display Refrigerator, Adjustable Shelving for Sweets, Drinks etc., Recessed Shelving for Stationery, Gifts, 1 Greeting Card Display Spinner, 3-Tiered Window Display Units, 2 X 2 Drawer Greeting Cards Display Units, 3 Strip Lights, Vinyl Tiled Floor, 2 Position Post Office Counter, Fitted Timber Shelving Units, Single Radiator, Battery Operated Wall Clock, 2 Drawer Metal Filing Cabinet, 10 Drawer 'Bisley' Document Storage Unit.

REAR OFFICE/KITCHEN/STORE 11'3 X 10'10 with a Good Range of Matching Base and Wall Cupboard Units with Formica Working Surfaces, Inset Sink Unit with Mixer Taps, Tiled Surround, x3 Banks of 'Dexion' Type Metal Shelving Units, 2 Drawer Knee-hole Desk, Vinyl Floor Covering, Sealed Unit Double Glazed Window. Stairs down to **LOWER GROUND FLOOR**.

FRONT STORE ROOM 11'2 X 12'8 with 8 Shelving Units, Strip Light.

REAR STORE ROOM 11'2 X 13'2 with 5 Shelving Units Strip Light. **SEPARATE W.C.** (Low Suite) with Wall Mounted 'Vailant' Gas Fired Central Heating Boiler.

The PRIVATE LIVING ACCOMMODATION has a SEPARATE PRIVATE ENTRANCE to Entrance Area, Single Flight Staircase to **FIRST FLOOR LANDING** with Single Radiator, Sealed Unit Double Glazed Window to Rear.

FRONT LOUNGE 11'9 X 13'6 with Attractive Fireplace having Timber Surround & Marble Hearth, Inset Living Flame Gas Fire, Single Radiator, Sealed Unit Double Glazed Window.

KITCHEN with a Range of Base & Wall Cupboard Units with Formica Working Surfaces, Inset Single Drainer Stainless Steel Sink Unit with Mixer Taps, Plumbing ofr Washing Machine, Fitted 'Hotpoint 4 Ring Hob with 'Indicite' Oven beneath, Single Radiator, Vinyl Floor Coving, Tiled Surrounds.

FULLY FITTED BATHROOM with Suite comprising of Panelled Bath, Fully Tiled Surround, Shower Unit, Pedestal Wash Basin, Low Suite W.C., Single Radiator, Sealed Unit Double Glazed Window.

A Further Flight of Stairs leads to

BEDROOM 15'6 X 12' with Double Radiator, Sealed Unit Velux Double Glazed Roof Light.

OUTSIDE – REAR PARKING AREA & Stone Built Store.

THE CURRENT POST OFFICE SALARY is circa £50,000 Per Annum Gross.

THE TURNOVER of the Private Business averages £1,260 Per Week at an average Gross Profit of approximately 69.33%.

THE CURRENT TRADING HOURS ARE:

Monday - Friday	9.00 a.m. - 5.30 p.m.
Saturday	9.00 a.m. - 1.00 p.m.
CLOSED SUNDAY	

THE BUSINESS has been in the same hands since 2016 and is capably managed by the Owner together with 3 Part-Time Members of Staff. The Business is now offered for sale to allow Retirement, thus presenting an opportunity to acquire a profitable Business situated in a most appealing location and carried on from this attractive Stone Built, Cottage Style Property.

THE LIVING ACCOMODATION. We understand that the Living Accommodation is currently Let at £800 Per Calendar Month. Vacant possession will be available on Completion of the sale.

