

FOLIO: 65742

**CONVENIENCE STORE, OFF LICENCE, NEWSAGENT & POST OFFICE**  
**DODLESTON POST OFFICE & CHAPEL STORES**  
**KINNERTON ROAD, DODLESTON, CHESTER, CH4 9LP**



An opportunity to purchase an extremely Attractive and Prosperous Business carried on from this most prestigious House & Shop Property that occupies a central location in the sought after village. The property is situated to the southwest side of Cheshire County, bordering Flintshire - just off the A483 - approximately 5 miles from the Historic City of Chester. In addition to enjoying a superb rural setting, this area is by no means isolated, being within minutes' drive of A55 with speedy links to North Wales, Chester and beyond. The property has been well improved and maintained by the current owners and continued business development means that it offers excellent rural type of business with a handsome income and excellent family accommodation. Briefly the accommodation of this attractive detached brick-built property includes the Good Sized Air Conditioned Sales Shop with Stock Room and W.C. (circa 1,175 sq. ft.). The Living Accommodation has a Separate Private Entrance, Hall, Ground Floor W.C., Superbly Fitted Family Room & Kitchen, a Side Extension offers a Delightful Orangery that opens to a Lovely Rear Garden Area. The First Floor Offers a Large Lounge, 3 Double Bedrooms and a Modern Fully Fitted Bathroom. We strongly encourage interested parties to carry out their own interior inspection to fully appreciate the location and the overall quality that this excellent property and business has to offer.

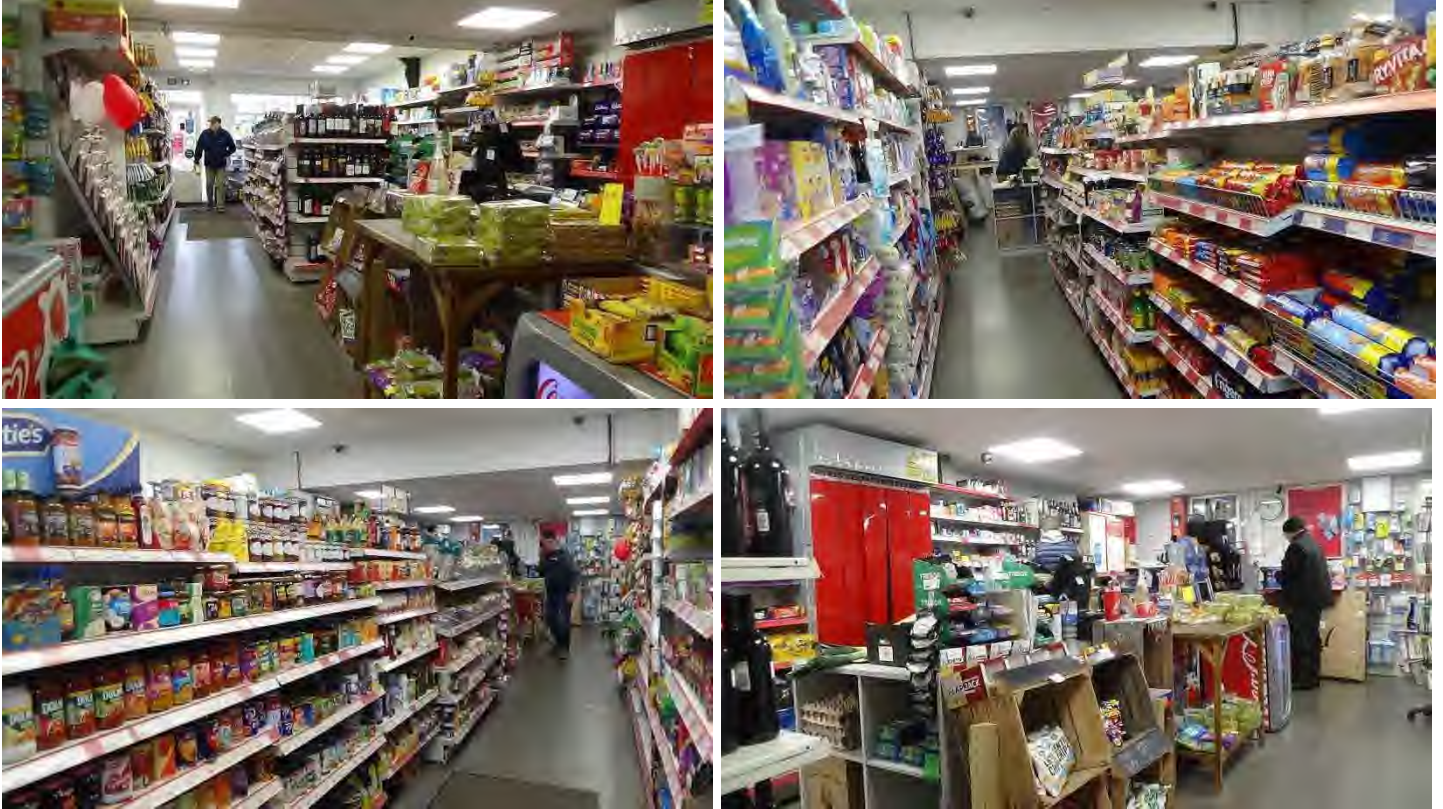
**THE PRICE** for the valuable **FREEHOLD PROPERTY, BUSINESS, FIXTURES & FITTINGS** is the sum of:

**£725,000 (SEVEN HUNDRED AND TWENTY-FIVE THOUSAND POUNDS)**

Plus Stock at Valuation approximately £29,000

There is a Full Walk Through Video available at <https://youtu.be/YMRvkmdQzA4>

Full Details are as follows:-



**FRONT PATIO AREA** with Timber Picnic Table. **LARGE SALES SHOP 45' X 15'** with Sealed Unit Double Glazed Window & Door, Mat Well, Hard Wearing Laminate Flooring, 2 Acrylic New Display Stands, Approx 7' of Tier Magazine Display Shelving, Approx. 26' of Tiered Adjustable Wall Display Shelving, Approx 16'6 of Tiered Central Gondola Shelving with 3'6 End Display, Tiered Crisps Display Baskets, Illuminated Suspended Ceiling with 14 Diffused Display Light Fittings, LG Air Conditioning Unit, Approx 8'3 of Tiered Greeting Card Display Shelving Units Retail Display Serving Counter, Approx 14' of Tiered Behind Counter Shelving Units, Cigarette Gantry, Microwave Oven, 'Epson' Computerised Till, Timber Table, Pricing Gun, 'Comersa' Chilled Display Counter, 'Rijo' Coffee Machine, 1 Position Post Office Counter, Behind Counter Double Wall Unit, Electric Wall Clock, Slatted Wall Boarding with Numerous Hooks, Hangers and Tiered Greeting Card Display Shelving & Acrylic Boxes for Stationery etc. Greeting card Display Spinner, Public Writing Area.

**SIDE SHOP AREA 15'6 X 12'9** with 6'6 Chiller Display Unit, 12'9 Display Chiller Unit for Beers Wines, Drinks etc, Display Top Chest Freezer, Ice Cream Freezer, 5 'Telcold' Upright Display Freezers, Laminate Flooring, Illuminated Suspended Ceiling, Slatted Wall Boarding,



**REAR STORE ROOM** 22' X 11'7 with Adjustable Shelving, Ceramic Tiled Floor. **SEPARATE W.C.** with Ceramic Tiled Floor, 'Belfast' Sink Unit, Tiled Surrounds.

The **PRIVATE LIVING ACCOMMODATION** has a **SEPARATE PRIVATE ENTRANCE** to **HALL** with Double Radiator, Ceramic Tiled Floor. **SEPARATE W.C./UTILITY ROOM TURNED**

**BEAUTIFULLY FITTED KITCHEN** 15' X 16'10 with an Extensive Range of High Quality matching Base and Wall Cupboard Units with an Central Island Unit with Marble Working Surfaces, Double Bowl Single Drainer Stainless Steel Sink Unit with Mixer Taps, 'Bosch' Dishwasher, Conceal Lighting over Working Surfaces & Inset Ceiling Spot Lights, Built-In Double Oven, 'Schott Ceran' glass-ceramic Four Ring Electric Hob and Cooker Hood over, Double Radiator, Built-In Fridge/Freezer. Double Glazed Doors to Side leads to: -



**ORANGERY** 17' X 9'4 with Ceramic Tiled Floor, Double Opening Double Glazed Doors to Attractive Rear Garden

From the **ENTRANCE HALL** there is a Turned Timber Staircase to **LOUNGE** 17'10 X 16'8 with Feature Beamed Ceiling, Double Glazed Dormer Window, Circular Leaded Light Double Glazed Window, 3 Double Radiators.

#### **INNER LANDING**

**REAR BEDROOM 1** 11'9 X 13' with Double Radiator, Built-In Wardrobes, Double Glazed Window, Laminate Flooring.

**SIDE BEDROOM 2** 10'10 X 8'3 with Double Radiator, Built-In Wardrobes, Double Glazed Window, Laminate Flooring.

**FRONT BEDROOM 3** 16'6 X 10'6 with Double Radiator, Built-In Wardrobes, Double Glazed Window, Laminate Flooring.

**FULLY FITTED BATHROOM** comprising of Panelled Bath, WalkIn Shower Cubicle, Pedestal Wash Basin, Low Suite W.C., Fully Tiled Walls, Double Radiator, Built-In Cupboard, Ceramic Tiled Floor, Double Glazed Window, Inset Spotlights.

**OUTSIDE – WELL ENCLOSED GARDEN TO REAR** together with attractive Patio Area. Raised Decking Areas, Pergola, Timber Garden Shed.

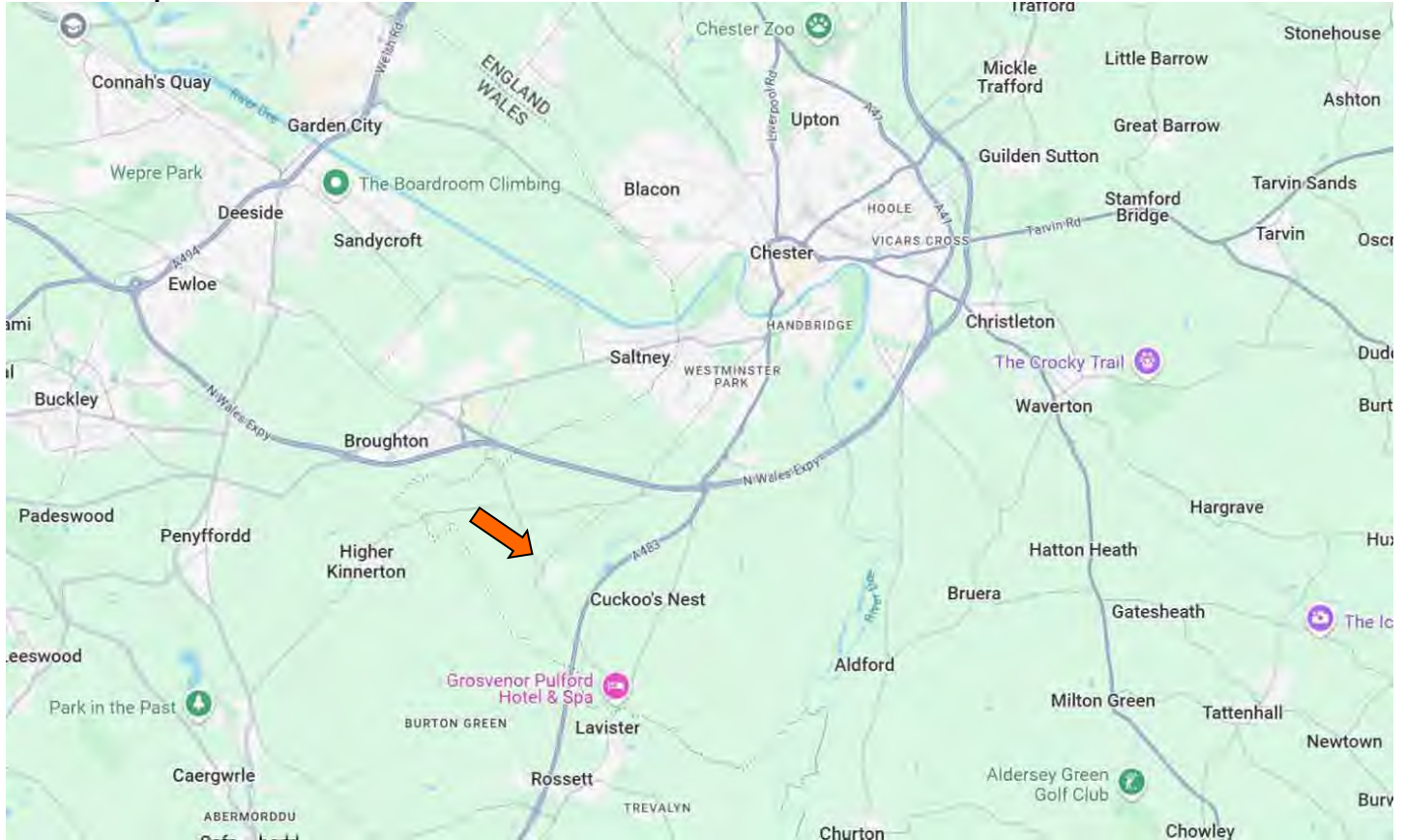
- **THE CURRENT POST OFFICE SALARY IS** £31,067 P.A.
- **THE TURNOVER** of the Business averages £8,536 Per Week (Net of VAT) at an average Gross Profit of approximately 23.25%.

**THE CURRENT TRADING HOURS** are Monday - Saturday 7.00 a.m. to 7.30 p.m.  
Sunday 8.00 a.m. to 6.00 p.m.

**THE BUSINESS** was purchased through this agency with every satisfaction in 2009 and has been capably managed by the Owners together with 1 Full Time & 2 Part-Time Assistants and is offered for sale to allow the Owner to expand other Business Interests, thus presenting a rare opportunity to acquire an extremely Profitable well-established Business from which effort will be well rewarded.

**RATEABLE VALUE:- £4,850** This Property Qualifies for 100% small Business Rate Relief.

### Location Map



**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***

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

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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.

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

