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## EFFORD ROAD POST OFFICE

**4 EFFORD CRESCENT, PLYMOUTH, DEVON, PL3 6NH.**

- \* *Busy newsagents and post office.*
- \* *Popular residential suburb of Plymouth.*
- \* *Large semi-detached property.*
- \* *Comprehensively fitted sales shop together with spacious self-contained three bedroom family accommodation.*
- \* *Garden, car port and garage.*
- \* *Turnover approx. £207,000 per annum. Wholesale news bill approx. £1,200 per week.*
- \* *Post office local plus appointment with salary approx. £29,000 - £32,000 per annum.*
- \* *Available on freehold or leasehold basis.*
- \* *Viewing strongly recommended.*



This attractive and well established retail concern occupies a convenient and prominent trading position in this popular and sought after residential suburb of Plymouth, some 3 km north of the main city centre. There are a variety of trades represented nearby servicing the needs of the local community and these include a bakery, two pubs, barbers, Co-op and a Tesco supermarket and filling station. Consequently, the business enjoys a consistent year round trade.

Plymouth, with a population of over 250,000 is the largest city in the West Country. Largely rebuilt since World War II it is now a thriving industrial and commercial centre and is still one of the Royal Navy's principal base and warship repair dockyards. The city has excellent educational, recreational and entertainment facilities and access to the rest of the country is gained by road via the A38/M5 motorway and by rail. Europe is also accessible by the car/passenger ferry which is operated from its terminal at Millbay Docks.

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact, and intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of these statements. The vendors or lessors do not make or give Huntley & Partners nor any person in their employment, any authority to make or give any representation or warranty whatsoever in relation to this property.

The premises are semi-detached and are believed to have been built in the 1930s and are of traditional construction with rendered elevations under a pitched slate roof. In brief, the property comprises a smart well-appointed retail shop on the ground floor, together with a spacious self-contained three bedroom owners' accommodation arranged at ground and first floor levels. In addition, there is a good-sized rear garden with car port and single garage. There is also a useful basement storage area and an early viewing appointment is strongly recommended to fully appreciate the appeal and location of this well established newsagents and local post office.

## **THE ACCOMMODATION** *(ALL DIMENSIONS APPROXIMATE)*

### **GROUND FLOOR**

**SALES SHOP** (Approx. 325sqft – 30sqm) A smart well-appointed double fronted sales shop being L shaped with service counter, National Lottery terminal (Camelot property), double door drinks chiller, magazine display racking, tobacco gantry, sweet display stands, Post Office Paystation unit, card display stands, commercial floor covering, rotating card display units and suspended ceiling with fluorescent lighting.

**POST OFFICE COUNTER** Located to the rear of the shop. This will convert on the sale to an open-plan "post office local plus appointment." The post office section will be located on the counter which will release an additional sales area to the rear of the shop so that additional trading lines can be introduced if required.

### **PRIVATE ACCOMMODATION**

**SIDE ENTRANCE VESTIBULE** With stairs to upper floor, radiator, access to sales shop and access through to:-

**KITCHEN/DINER** With range of modern wall and floor cupboard units with worktops, sink unit, spotlights, window to rear aspect and door to:-

**REAR PORCH** With access to the garden area and access to:-

**SMALL UTILITY** With plumbing for washing machine.

**CLOAKROOM**

### **FIRST FLOOR**

**LOUNGE** A well-appointed room with bay window to front aspect, carpet and radiator.

**BEDROOM 1** A large single/small double-bedded room with carpet, radiator and window to front aspect.

**SEPARATE W.C.**

**BATHROOM** With panel bath with shower over, wash-hand basin and part-tiled walls.

**BEDROOM 2** A double-bedded room with carpet, radiator, fitted wardrobes and window to rear aspect overlooking the garden area.

**BEDROOM 3** A double-bedded room with carpet, radiator, fitted wardrobes and window to rear aspect overlooking the garden area.

**OUTSIDE** To the front of the property is a large paved pavement area (adopted by the Local Authority) which means the shop stands back from the main road. To the side of the property is a small yard area with lockable newspaper storage cupboard which provides access down to the garden area and access to the private accommodation. To the rear is a good-sized garden area, laid to lawn with patio, greenhouse and pond. To the rear of this is a single garage with car port. As mentioned, underneath the property is a useful basement storage area.

**SERVICES** We understand that all main services are available to the property. The premises have the benefit of a gas-fired central heating system.

## **THE BUSINESS**

**TRADE** is that of a **BUSY NEWSAGENTS, CONFECTIONERS AND CARD SHOP** together with **POST OFFICE** which enjoys an enviable location in this sought-after residential suburb of Plymouth. The business has been in the **PRESENT HANDS** since 2009 and is only now **OFFERED FOR SALE** due to our clients' growing family commitments.

At present, the business is run by the one full-time proprietor with some part-time assistance from his wife. In turn, there is one full-time and one part-time employee in the post office together with three part-time members of staff in the shop. It is felt that the business would ideally suit an active husband and wife team and if it were operated on this basis it is felt that the number of staff could be reduced. We understand that the current **OPENING HOURS** are from 7am till 5.30pm Monday to Friday, 7am to 5pm on Saturday and from 7am till 11am on Sundays.

The business is **WELL ESTABLISHED** and enjoys a consistent year round trade serving the surrounding residential community. We understand that the **TURNOVER** for the year ending 31<sup>st</sup> March 2015 amounted to approximately £207,425, producing a **HEALTHY GROSS PROFIT MARGIN**. We understand that the **WHOLESALE NEWS BILL** amounts to approximately £1,200 per week and that at present six morning rounds are undertaken with approximately 200 customers. In addition, we understand that the sub post office will on sale transfer to a new

**POST OFFICE LOCAL PLUS** with an anticipated salary of £29,100 to £32,100 per annum. Additional trading figures will be made available to serious buyers once they have actually inspected the premises.

We understand that **STOCK** to be taken over at valuation upon completion should amount to approximately £6,000 - £7,000.

**BUSINESS RATES** For information on the rates applicable to these premises, please visit the Valuation Office website ([www.voa.gov.uk](http://www.voa.gov.uk)).

An excellent opportunity to acquire a well established and popular newsagents with post office appointment which enjoys a consistent year round trade and provides comfortable family accommodation.

**PRICE: FREEHOLD £219,950 SAV SOLE AGENTS**

### **ALTERNATIVELY**

Our clients will considering disposing of the business on a **LOCK-UP LEASEHOLD BASIS** comprising the retail shop premises. If this option is exercised then the current owners will look to install a staff toilet to the rear of the shop upon completion.

**TENURE** A new lease will be made available for a period of up to 12 years at a commencing rental of £7,500 per annum, exclusive of rates, subject to rent reviews every third year, with the tenant responsible for internal and shop front repairing and insuring covenants.

**PRICE: NIL PREMIUM SAV**

Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

**VIEWING** Our clients require that **all viewings must be arranged by prior appointment through our offices**. Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

**PROFESSIONAL SERVICES** We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions**. Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20** (24hr answering service).

**MORTGAGES** Contact our offices now for all your mortgage requirements. Plymouth (01752) 20 60 20.

### **LOCATION MAP**



**ENERGY PERFORMANCE CERTIFICATE**

**Energy Performance Certificate**  
Non-Domestic Building

Post Office  
Efford Road Post Office, 4 Efford Crescent  
PLYMOUTH  
PL3 6NH

**Certificate Reference Number:**  
0490-0131-9290-2295-2002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀

101

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 150  
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:  
38 If newly built  
54 If typical of the existing stock

**PHOTOGRAPHS**

