



FOR SALE
TAMFOURHILL POST OFFICE
'JAMANCAR', 126 CUMBRAE DRIVE, TAMFOURHILL, FALKIRK, FK1 4AW

We are pleased to offer for sale a thriving Post Office business with integral convenience store.

The Post Office is situated in a good housing catchment area, near to public transport and the Falkirk Wheel just outside the busy town of Falkirk.

The premises are leasehold (Full Repairing and Insuring Lease) from Falkirk Council with a passing rent of £4,850 per annum. The current Lease is in place until 31 May 2027. The gross profit for sales generated for year ended 31/1/2010 was over £57,000.

Entry - By arrangement

Viewing -

Please contact our Property Department on 01324 823498

PRICE - £130,000 O.N.O

Russel+Aitken
solicitors and estate agents

Location:

The business is situated in a good catchment area with a range of local authority and private housing in the immediate vicinity.

The premises are also situated on a main bus route from Falkirk town centre, bus route number 3 serving Tamfourhill, Falkirk Town Centre to Grangemouth and are close to the Falkirk Wheel visitor attraction centre.

Post Office:

The Post Office is run by the current owners and provides an income (including salary) of approximately £21,500 per annum.

The premises are leasehold (Full Insuring and Repairing Lease) from Falkirk Council with a passing rent of £4,850 per annum. Due for review on 1 June 2012. The Lease is in place until 31 May 2027.

The premises have over 500sq.ft. of retail space and a further 120sq.ft. attributed to open storage and two store rooms to the rear.

The premises have strip lighting, linoleum flooring and are heated by Calor Gas space heater to the rear and a humidifier/heater to the front.

The Post Office commands a small portion of the floor area with two satellite units controlling ATM to the rear and Paystation top up unit to the front. A disabled access ramp enables ease of access.

It would be necessary for the prospective purchaser to be approved by Post Office Limited.



Convenience Store:

A welcome amenity for the local community the convenience store provides a range of refrigerated cabinets and freezers with all fittings/fixtures and two tills included.

The present owner holds a licence for the sale of alcohol. Other goods for sale include newspapers, soft drinks, milk, bread, confectionery, tobacco and groceries.

Turnover per year ended 31 January 2010 was over £370,000 and the year ending 31 January 2011 is in excess of that figure.

The convenience store has an installed security system (CCTV) at a leased cost of £277 per quarter.

The stock held in the convenience store will be sold with the business at valuation. Estimated to be approximately £15,000.

Other Services:

An ATM machine has recently been installed giving additional impetus to the business and revenue from rental payments made.

The ATM machine was installed in August 2007 and has thus far provided additional income of approximately £500.00

Employees:

The business is run by the two current owners and a part-time staff of two.

Potential purchasers will be aware of the T.U.P.E (Transfer of Undertakings Protection of Employment) Regulations which provide that employee contracts are automatically transferred to the new employer.

It is understood that the present employees may not wish to continue their contracts.

Profile of catchment area:

Tamfourhill is an area with a total population of 2,800 according to a 2009 survey with about 60% of the population of working age and 25% pensionable. The number of persons claiming benefits is high. The rate of working age benefits, Income Support, Job Seekers Allowance, Pension Credit and Disability allowance are higher than the local and national rates.

Socio-economic indicators show that there are higher rates of deprivation in Tamfourhill than the local and national rates.

Profile of Current Owners:

(1) James Kane

James was previously employed in public transport administration and has been self employed for over 13 years.

(2) Ann Staves

Ann worked with James in public transport administration and has worked with James since the business commenced in January 1997.

The business has been in private ownership for 35 years and has been successfully run by the present owners for 13 years.

Hours of Opening:

The current opening hours are:

06:45 - 18:30
Monday to Saturday

08:00 - 14:00
Sunday

Offers of around £130,000 O.N.O are sought for the leasehold interest.





Whilst these particulars have been prepared with care, they do not form part of any contract. The agents do not accept responsibility for any misrepresentation or inaccuracy therein. Prospective purchasers are advised to make their own enquiries.

Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point.



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