

FOR SALE
ALL ENQUIRIES

POST OFFICE WITH STORE
AND SUBSTANTIAL RESIDENTIAL ACCOMMODATION



PRICE:
OFFERS IN
THE REGION OF
£300,000
(EXCLUSIVE)
PLUS SAV

EXISTING VILLAGE POST OFFICE AND STORES WITH 5 BEDROOMED ACCOMMODATION AND SIGNIFICANT POTENTIAL

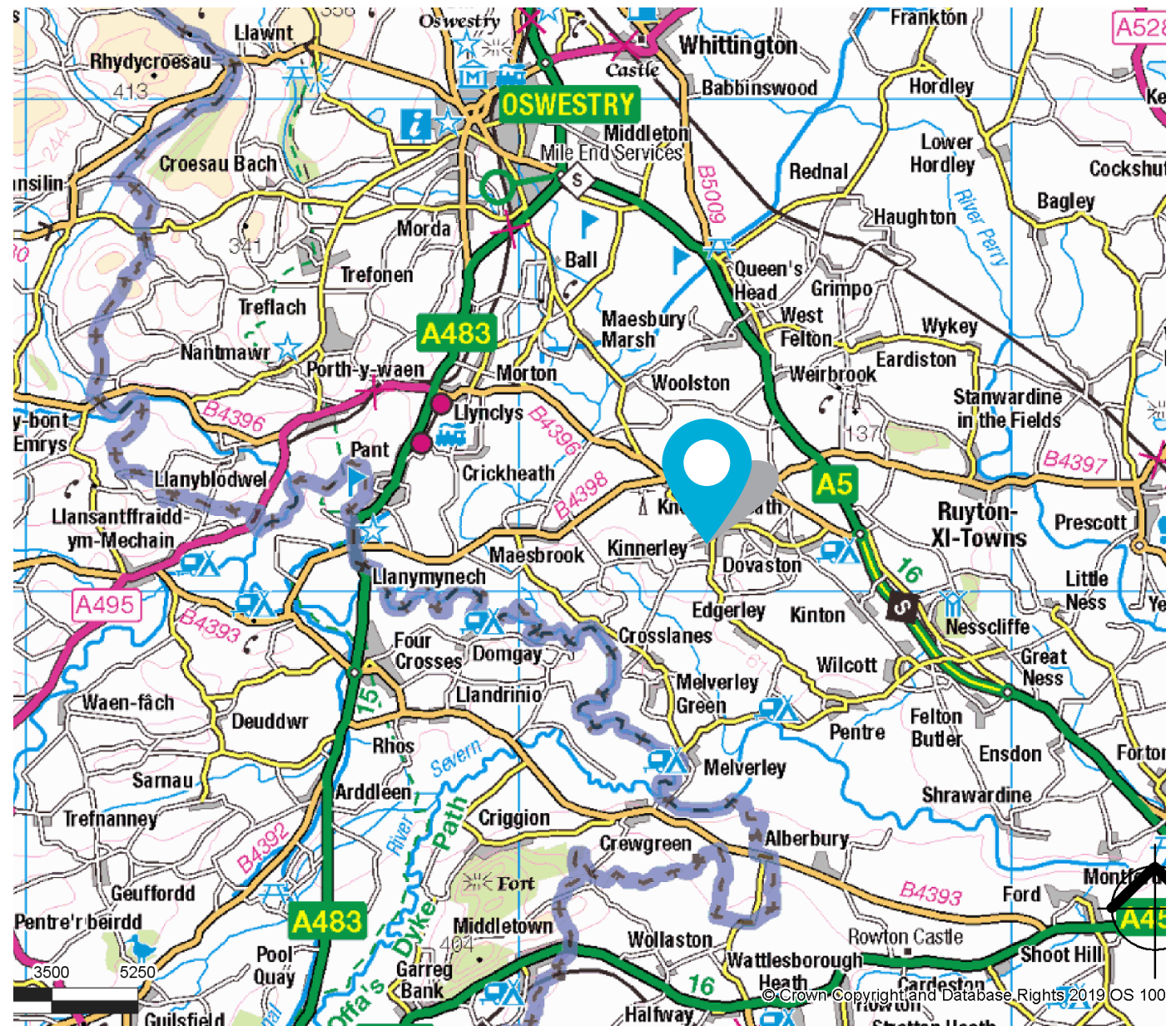
KINNERLEY POST OFFICE AND STORES, SCHOOL ROAD, KINNERLEY, OSWESTRY, SY10 8DF

- Long established post office and stores located in the centre of sought after village
- Five bedroomed residential accommodation in need of improvement/refurbishment but with significant potential.
- Post Office Income
- Long established business with potential for further growth
- Viewing highly recommended and the property has potential for alternative uses subject to statutory consents in particular residential use

LOCATION

The property is situated in the centre of the sought after village of Kinnerley. Kinnerley is a village with the majority of local amenities and serves the neighbouring villages of Dovaston and Pentre. The property is prominently located in the village in close proximity to the church and to the Cross Keys Public House. The village had a population of 1,108 people at the 2011 census.

The village is situated approximately 13 miles north east of the County Town of Shrewsbury and approximately 13 miles south west of the town of Oswestry. The village serves a large rural catchment area.



DESCRIPTION

The property offers the opportunity to acquire a long established post office and stores with residential accommodation that is only reluctantly offered for sale to retirement and health concerns. The property has been run as a village stores since 1908.

The detached part two storey and part single storey property with a basement area is arranged to provide a village stores with ancillary accommodation arranged over the ground and first floor. The property provides a Total sales area of approximately 772 ft sq (71.75 m sq) that incorporates a post office area. The property also has a sizeable residential accommodation that is arranged over the ground and first floors and basement area that provides 5 bedroomed accommodation. The residential accommodation is in need of a scheme of upgrading/refurbishment works.

The property is of traditional construction and offers also a variety of outbuildings and off road parking and a garden area as per the plan provided in these particulars. The property is accessed from School Road via a shared access road. The Total Site Area is approximately 0.682 acres (0.276 hectares).

The property has significant potential that can only be appreciated upon undertaking an internal inspection of the property. The property could lend itself to a variety of uses, subject to statutory consents, in particular sole residential use.



BUSINESS

The property has been run as a village stores since 1908 and is only reluctantly offered for sale by the vendors due to retirement and health concerns. The business trades as a post office and village stores with an off licence and is run by the proprietors with assistance from part time staff.

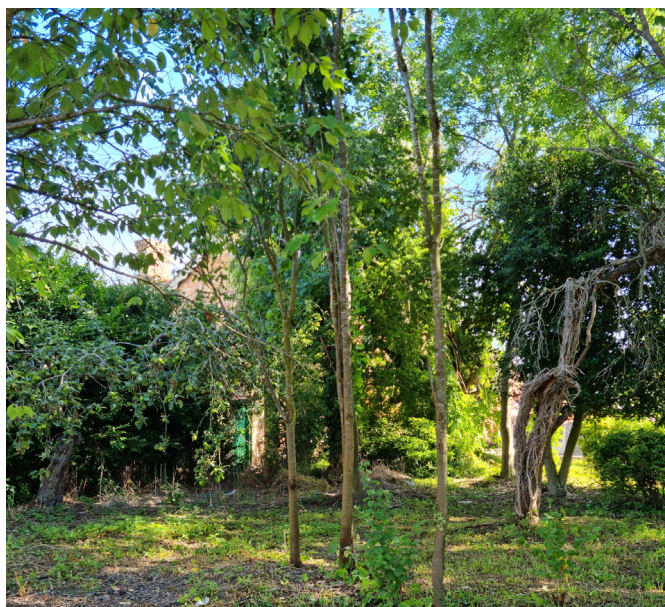
The business benefits from post office income and a strong long established customer base.

The business currently trades:

Monday to Saturday	8.30 am to 5.30pm
Sunday	8.30am to 12am

The business for the financial year ending April 2021 had a turnover of approximately £210,000 and the addition of the post office salary. Financial Accounts and further business information can be made available from the selling agents to genuinely interested parties upon request.

The business has significant potential for growth and has flexible accommodation within the property that would allow the same.



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ACCOMMODATION

The floor areas for the property are as follows, all measurements approximate:

	M SQ	SQFT
SHOP UNIT		
GROUND FLOOR		
Front Sales Area/Post Office	39.60	426
Rear Sales Area/Preparation Area	32.15	346
Stores 1	10.02	108
Stores 2	36.82	397
FIRST FLOOR		
Stores 3	19.41	209
Stores 4	24.18	260
RESIDENTIAL		
GROUND FLOOR		
Front Porch		
Hallway	2.2m x 4.15m	
Sitting Room	4.217m x 4.115m	
Dining Room	4.20m x 4.184m	
Inner Hallway	2.67m x 0.915m	
Office	3.564m x 2.665m	
Kitchen	3.837m x 4.452m	
BASEMENT	4.56m x 2.73m	
FIRST FLOOR		
Landing/hallway	2.183m x 4.21m	
Bedroom 1	4.223m x 4.194m	
Bedroom 2	4.236m x 4.219m	
Bedroom 3	2.696m x 3.507m	
Bedroom 5	2.855m x 3.336m	
Bedroom 6	2.599m x 4.523m	
Bathroom	4.498m x 4.186m	



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Outbuilding 1	3.39m x 4.34m
Outbuilding 2	1.832m x 2.13m
Outbuilding 3	1.995m x 2.49m

Car Parking
Garden

PLANNING

The property is in the planning authority of Shropshire Council.
The property is understood to benefit from planning consent for Use Class A1 (now Use Class E) For the shop unit and Use Class C3 (Residential) for the residential part of the property under the Town and Country Use Classes Order 1987.

RATEABLE VALUE/COUNCIL TAX

We have made verbal enquiries to the local authority and have been advised as follows:

Rateable Value (2021/22)	£4,800
Rates Payable (2021/22)	£2,395
Council Tax Band	D

PRICE

Offers in the region of £300,000 (Exclusive) plus SAV

SERVICES

(Not tested at the time of inspection)

All mains services are understood to be connected to the property.
The property has electric storage heaters and a fire range located in the kitchen.





EPC

To order

TENURE

Freehold- as per the plan on the sales particulars

FIXTURES AND FITTINGS

An inventory of fixtures and fittings included in the sale of the property can be made available from the selling agents upon request

LEGAL COSTS

Each party is to be responsible for their own legal costs in respect of this transaction.



VAT

The property is understood not to be elected for VAT and therefore VAT will not be payable.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate,
Shrewsbury, SY2 6ND

Telephone: 0345 678 9000

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VIEWING

Strictly by prior arrangement with the selling agents.

For more information or to arrange a viewing, please contact :

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