

PH134

LUNE VALLEY BUSINESS/RETAIL PROPERTY  
LANCASHIRE, YORKSHIRE, CUMBRIA BORDERS

**Hornby Post Office**  
**8 Main Street**  
**Hornby**  
**Nr Lancaster**  
**LA2 8JR**



**Price: £150,000 Region as a going concern including Goodwill, Fixtures & Fittings. S.A.V.**

*Or*

**Business Transfer only: £50,000 Region including fittings. S.A.V.**

**Viewings: Strictly by prior appointment through Richard Turner & Son Bentham Office.**

A traditional stone built property incorporating a long established **lucrative post office/retail business** on the ground floor and having generous ancillary storage/stockroom, bathroom and office area on the first floor. Externally there is an attached single storey storeroom and an enclosed raised small garden area to the rear. (Gas central heating, security alarm system and sealed unit double glazing installed). Situated in the picturesque, sought after Lune Valley village of Hornby within only 8 miles commuting distance of Lancaster and The M6.

Post Office Salary £15,500 p.a. approx.

N.B. (Last 3 years audited accounts will be made available for perusal by discerning interested parties only).

**Internally Presently Comprising:**

**Ground Floor:**

**Post Office/Shop:** Incorporating Post Office security counter and fitted display stands etc, strip lighting.  
28'7 x 17'1 overall  
(8.71m x 5.21m overall)



**First Floor:** *N.B. New staircase to be installed by the purchaser.*

**Dining Kitchen:** *(Proposed stockroom/office as per recent Planning Consent).* Fitted cupboards and units in pine incorporating inset stainless steel 2½ bowl sink unit with mixer tap, fitted dish washer, gas cooker with overhead extractor canopy and work surfaces with tiled splash backs, strip light, rise and fall dining light, radiator.  
14'3 x 9'10  
(4.34m x 3.00m)

**Sitting Room:** Feature cast iron open fireplace, twin window seats, radiator, centre light, TV point.  
14'3 x 13'9 min  
(4.34m x 4.19m min)

**Bathroom:** 3 piece bath suite incorporating over bath shower and wash hand basin vanity unit, tiled splash backs, radiator, centre light, electric shaver point.  
10'3 x 6'10 max  
(3.12m x 2.08m max)

**Outside:**

**Front:** Pavement frontage.

**Rear:** Single Storey Store Room 17' x 13' approx (*external measurements*) and 4 steps up to lawned garden area 20' x 17' approx enclosed within a stone wall boundary to 3 sides; pedestrian right of way via neighbouring properties to the northerly side.

**Services:** Mains water, electricity, gas and drainage connected.  
*(N.B. Partly subject to separation works being undertaken by the purchaser).*

**Tenure:** Freehold with vacant possession on completion.

**Business Rates:** To be re-assessed.

**Planning Consent:** Copy recent Planning Consent available for perusal upon request.

**Solicitors:** Pearson & Pearson Solicitors, Market Square, Kirkby Lonsdale, Carnforth, Lancashire, LA6 2AN. Tel: 015242 71222.

**Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.  
**Through whom all viewings, offers and negotiation should be conducted.**

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

**MISREPRESENTATION ACT 1967:**

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