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**Hornby Post Office**  
**8-10 Main Street**  
**Hornby**  
**Lancaster**  
**LA2 8JR**



**Price: £275,000 Region for the Freehold, Goodwill and Fixtures and Fittings of the Business Plus Stock Extra at Valuation.**

**Viewing: By prior appointment through Richard Turner & Son Bentham Office**

**\*\*DEFINITELY REMAINING OPEN AFTER NETWORK CHANGE PROGRAMME\*\***

- Picturesque Lune Valley – Offering an Envidable Quality of Life
- Village Post Office/Gift Shop & Attractive Owners Home
- Post Office Salary £16,000 plus Retail Sales ‘Tailor Made’ at £500pw
- Additional Sales Area Available to Re-Introduce Further Lines
- Self Contained Home at First Floor Level with Gas Central Heating
- Lounge, Fitted Kitchen/Dining Room, 3 Bedrooms (one fitted)
- Located in the Centre of a Charming Village & Countryside
- Within a Designated Area of Outstanding Natural Beauty



**Location:**

Hornby is an attractive village situated mid-way between the historic city of Lancaster and the town of Kirkby Lonsdale on the main A683 road. The charming and picturesque country village is located in the delightful Lune valley and surrounded on all sides by some quite superb countryside, yet Hornby is only 12 miles from Lancaster and just 10 miles from Junction 34 of the M6.

In addition, there is nearby access to the west coast main line railway whilst the Lake District National Park and the Yorkshire Dales are both within easy driving distance.

The village is generally regarded as one of the areas most desirable residential locations and has its own local primary school, its own secondary school and is positioned within the catchment area for the highly regarded Lancaster Royal Grammar School.

**The Business:**

The business has been in the present ownership for 7 years and is only available now due to the owners family having “grown up” and her wishing to return to her previous career.

The current sub Post Office salary is in the region of **£16,000 a year** which has shown a steady increase over recent times. In addition, the business enjoys a ‘tailor made’ retail turnover of around **£500 a week** which has been deliberately restricted by the current owner to suite the owners needs. However, as you will see on your visit, there is an additional sales area available offering enormous scope for new owners to re-introduce lines previously offered or alternative the lines of your choice in order to significantly improve on current trading levels.

*It should be noted that our client has received written confirmation from Post Office Limited that the office is future secure and that it will definitely remain open after the current Network Change Programme.*

**Hours Of Opening:**

Monday – Friday 9am - 1pm and 2pm – 5:30pm.

Saturday 9am -12:30pm.

The Post Office has been approved to close half day on Thursdays if desired by the purchaser.

**Staffing:**

The day to day running of the business is looked after by the owner together with the help of one part timer to allow her some free time.

**The Retail Sales Area:**

The whole of the ground floor of the property is available for retail use and has been deliberately restricted by the present owner who currently uses only one part of the sales area. This is through choice and the business has historically traded at considerably higher levels and will no doubt do so again if operated by enthusiastic and enterprising new owners.

The retail section currently in use has a large picture window to the front with entrance door to the side and is well presented with thermoplastic floor covering and well fitted with wall units, shelving and gondolas to display a range of gifts, stationery, greeting cards, confectionary and cold drinks in the cool cabinet. The sales area measuring 30ft 2 x 17ft is spacious and well lit. To the rear of the sales area is a retail counter with a till, large confectionary display, and to one side, a traditional single position Post Office counter.

There is an additional ground floor sales area 13ft 10 x 13ft 6 which is currently unused by the choice of the present owner and has a picture bay window to the front, a separate entrance door to the pavement or across an intervening hallway to the existing retail sales area. To the rear of the second sales area is a stone flagged store room 17ft 10 x 8ft 5 with a wall mounted gas boiler and separate WC.



### **The Accommodation:**

The accommodation is accessed via the front door which is located next to the bay window, and this internally leads to a hallway and staircase. The accommodation is located at first floor level and enjoys the benefit of gas fired central heating and briefly comprises a Lounge: 14'5 x 13'9 with "Adam" style cast iron fireplace with gas coal effect fire; Kitchen/Dining Room: 14'5 x 10'4 extensively fitted with modern floor and wall units, work surfaces, 1 ½ bowl sink unit, tiled splash backs, and plumbing for domestic appliances; Master Bedroom 1: 12'10 x 12'5 with pine ceiling and fitted furniture including wardrobe units and drawers; Bedroom 2 13'6 x 8'4 with pine ceiling; Bedroom 3: 11' x 7'1; Bathroom/WC with panelled bath with wall mounted Mira electric shower and shower screen, vanity unit and WC.

### **External:**

To the rear is a flagged patio garden leading to a further small lawned garden and a large stone built outbuilding with light, power and a WC. The garden is enclosed by stone walls.

### **The Property:**

The property is found in the centre of the village and is an attractive 2 storey stone built dwelling under a pitched slate roof and is located mid terraced.

**Services:** Mains water, electricity, gas and drainage connected.

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

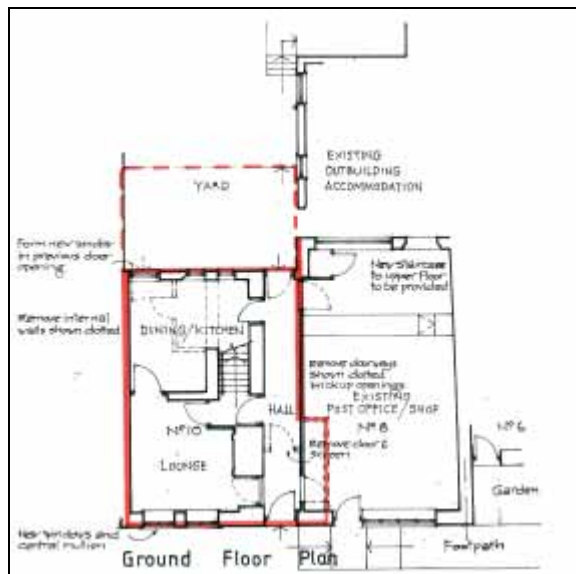
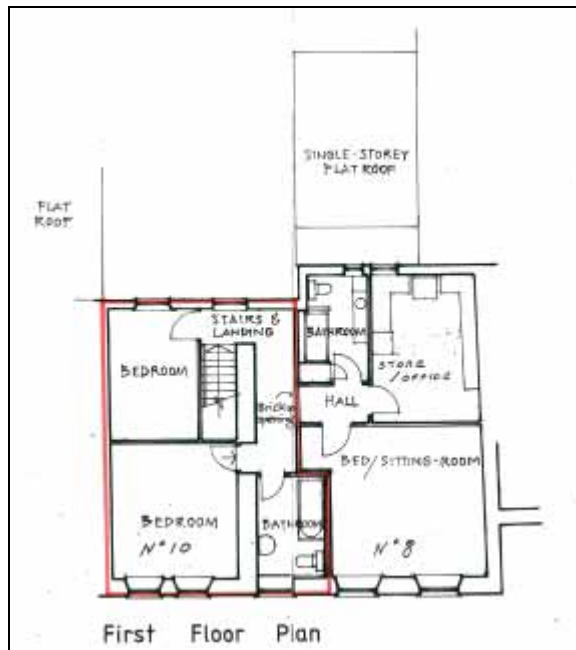
**Business Rates:** Rates payable 2006/2007 £503.36 *inclusive of 50% mandatory rural relief.*

**Accommodation Council Tax:** C (verbal enquiry only).

**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.

**Proposed Elevations & Layout If Separated.**



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