



DALBEATTIE POST OFFICE

4 HIGH STREET, DALBEATTIE, DUMFRIES & GALLOWAY, DG5 4AA



Busy Mains Post Office with good ancillary sales & 3 bedroom owners accommodation located in the heart of the popular Dumfries & Galloway town of Dalbeattie

Guide Price - £99,000 Leasehold

(Freehold option available)

- Annual Post Office remuneration circa. £136,000
- Good sized trading area for ancillary sales
- Substantial detached freehold property
- Well presented 3 bedroom owners' accommodation
- All Post Office services offered
- Mobile/outreach/partnership services offered



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LOCATION

This business is situated in the busy Dumfries & Galloway town of Dalbeattie lying on the east side of Urr Water, 15 miles south-west of Dumfries and 5 miles south-east of Castle Douglas. Dalbeattie sits on the Solway coastal road and is an ideal hub to explore this lovely part of the country.

The town has always been known for its granite quarries and this can be seen by the many buildings in and around the town centre built in the distinctive grey granite stone.

PROPERTY

The business trades from a two and a half storey plus basement detached property with a distinctive grey granite frontage.

There are two large display windows either side of the shop entrance with independent access on the right hand side for the living accommodation which is formed over the upper floors.

There is shared access to the side of the property which opens out to a rear tarmacadamed yard with space for approx. 6 vehicles.

INTERNAL DETAILS

The sales area was recently refitted and is in excellent order throughout with good quality fixtures & fittings and counters. Immediately on entering on the left hand side is a combi-counter offering a sales point for any ancillary sales as well as Post Office services.

Towards the rear of the property are three further Post Office counters including a dedicated DVLA photobooth and counter.

The remainder of the sales area offers wall mounted shelving, double sided aisle gondola along with greeting card displays.

There is also an open faced refrigerated chiller cabinet, newspaper/magazine display and both windows offer additional display opportunities.

The shop is very modern in appearance and has tiled flooring underfoot and suspended ceiling above.

ANCILLARY AREAS

Towards the rear of the property behind the Post Office counter is a staff w/c and the to the right of the sales area is access to the living accommodation.

THE BUSINESS

Our clients have owned and operated this business now for almost 6 years during which time they have invested heavily developing the sales area along with converting to a Mains Post Office in 2015. This is a very busy Post Office which as well as the normal counter service also offers mobile, outreach and partnership services to the many smaller villages in the surrounding area - please contact the selling agent for further information on these additional facets of the business.

As well as offering all Post Office services including DVLA licences the business also offers National Lotto and a wide range of stationery, greeting cards, wrapping paper along with fancy goods such as candles, handbags and some convenience products.

It very much is a Post Office first and is in genuine walk-in condition whereupon a new owner may look to adapt the ancillary sales that are currently offered.

The business is currently run by two couples along with the assistance of two further part-time staff.

The owners' accommodaton offers stunning views over the nearby hills and rivers and Dalbeattie itself is a popular town with many facilities on offer.

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OPENING HOURS

Monday to Friday	7.30am to 5.45pm
Saturday	8.00am to 1.00pm
Sunday	Closed

TRADING FIGURES

Full trading profit and loss accounts will be made available to seriously interested parties only after formal viewing.

OWNERS ACCOMMODATION

The owners accommodation has access both from the shop and independently from the front and consists briefly as follows:-

First Floor: 1 double bedroom, lounge, dining room & kitchen.

Second Floor: 2 further double bedrooms, bathroom.

There is also a basement to the property which has development potential and can be accessed both internally and externally.

SERVICES

We are advised that all mains services are connected.



owners accommodation



TENURE & PRICE

Leasehold- £99,000 plus Stock at Valuation

A new lease will be made available with a rent of £22,800 for the business + flat.

Freehold available for £375,000 plus stock.

BUSINESS PURCHASE FINANCE

Explore funding options— click [here](#).

VIEWING

Strictly by appointment via the sole selling agents Cornerstone Business Agents. Phone 0131 445 7222 or email info@cornerstoneagents.co.uk.

OFFERS

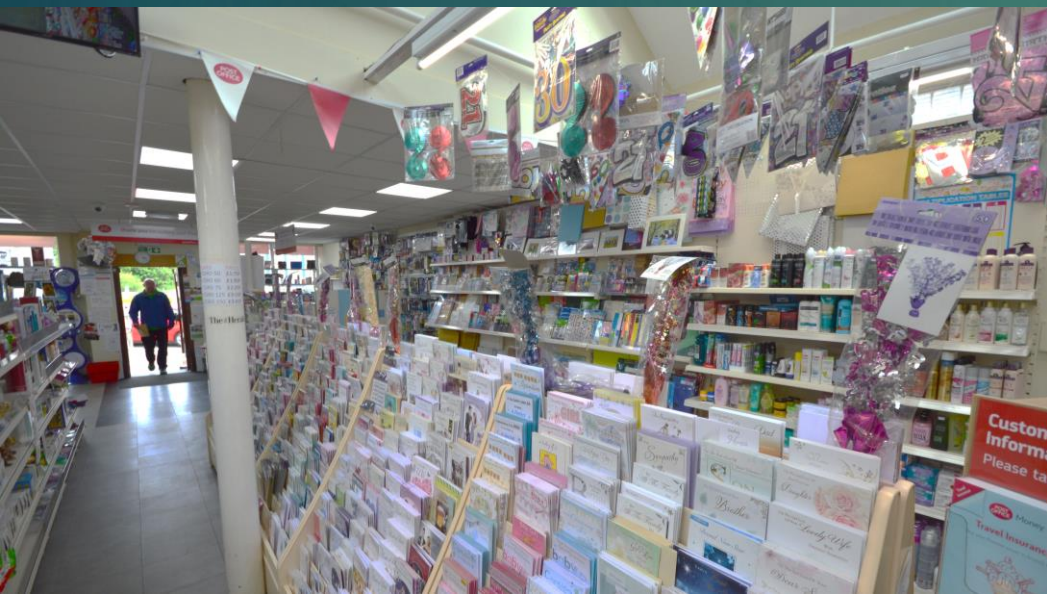
All offers couched in Scottish legal terms should be submitted to the sole selling agents
Cornerstone Business Agents

The Walled Garden | Bush Estate | Midlothian | EH26 0SD

Phone 0131 445 7222 | Fax 0131 445 4300

email info@cornerstoneagents.co.uk

www.cornerstoneba.co.uk



Important Notes

Sales Particulars & Web Listings

Please note any information contained in sales particulars or web listings for businesses being marketed by Cornerstone Business Agents is intended for general guidance only and should not be taken as statements of fact.

Prospective purchasers should always seek independent professional advice before committing to purchasing a business.

Viewing Appointments

Whilst it is a good idea to visit a business that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, owners or customers of the business.

Many businesses are being marketed confidentially and the staff and locals may not know that the business is on the market, therefore a casual approach can adversely affect the business.

Formal viewing appointments should always be made via Cornerstone Business Agents by calling 0131 445 7222 or completing our [viewing request form](#).

If you wish to cancel an appointment or will be delayed please inform Cornerstone as soon as possible. During out of office hours please call the business direct - however only speak to the person to whom your appointment is with.

Please drop us an email at info@cornerstoneagents.co.uk or give us a call on 0131 445 7222 after you have viewed to let us have your thoughts and feedback on the business you have viewed.

Trading Figures & Accounts

As sales particulars are readily available to be downloaded from the internet it is rare that confidential trading figures are included in sales particulars. For reasons of confidentiality accounts are in most cases only available after a formal viewing. We understand that this can cause problems as it is pointless viewing a business that is not affordable. We therefore suggest that you call Cornerstone and ask for the agent handling the sale who will give guidance on trading levels and profitability before you view.

Business Finance

There are a wide range of funding options available to assist with a business purchase. Cornerstone work with a wide range of lenders and commercial finance brokers to ensure that purchasers of our clients' businesses obtain the most advantageous funding facilities available. Please contact us if you would like to discuss business finance options with one of our independent specialists.

We strongly advise that business purchasers discuss funding criteria with a specialist broker at an early stage. Discussing funding criteria with a single lender is unlikely to result in the best funding solution being found. Please call 0131 445 7222 to speak to one of our finance specialists.

Legal Aspects of Buying a Business in Scotland

You will need to instruct a Scottish solicitor to act on your behalf when buying a business in Scotland. Scottish law differs from English law. It is important to instruct a solicitor who is experienced in buying the type of business you are considering.

Cornerstone offer a list of solicitors that we can recommend. Please drop us an email to info@cornerstoneba.co.uk for more information.