

BROWN & McRAE

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LAWYERS

ESTATE AGENTS

NOTARIES PUBLIC

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POST OFFICE 1 SCHOOL STREET INVERALLOCHY



OFFERS OVER £69,000 + S.A.V.

For sale as a going concern, this thriving Post Office and Convenience Store serving the communities of both Inverallochy and Cairnbulg. The business offers any purchaser with a Post Office Salary (subject to Post Office approval) and is located within a detached render finished building. Entering to the main sales area which has 2 large windows to front, open display shelving, greeting card racks and gondola's selling a variety of goods ranging from fruit and vegetables to bakery items, fancy goods, greeting cards, gifts, wrapping paper and confectionery. There is a drinks chill cabinet and a wall mounted electric heater. Along most of one wall is the Post Office counter with 2 separate serving counters and security screens. A door leads off to a staff/storage area and to the toilet. There is also a small area used as an office. Outside there is an area to side for off-road parking and a rear garden in grass.

POST OFFICE



Post Office counter along most of one wall located within the main sales area with 2 separate serving counters, security screens and equipped with weighing scales, electronic cash register, safe and a security alarm. Paypoint terminal and phone point, open shelving.

MAIN SALES AREA



8.8m x 4.5m (28'10" x 14'9") and 3.46m x 3.2m (11'4" x 10'6") with 2 windows to front. Central greeting card rack, further card stands with gift wrapping paper. Display stands selling fancy goods, vegetable rack and gondola with bakery items. Further display stands selling a variety of goods, including stationery and confectionery. Drinks chill cabinet. Wall mounted electric heater.

STAFF/STORAGE AREA

Accessed off the main sales area. Base level sink unit, worktop with fridge beneath. Small frosted glazed window to side. Door to:

TOILET

Wc and wash hand basin.

OFFICE

Small frosted glazed window to side. Worktop, phone point, open shelving, electric heater.

OUTSIDE

There is an area to side providing off-road parking for one vehicle. To the rear of the property there is an area in grass.

ACCOUNTS

Profit & Loss Accounts can be made available to genuinely interested parties through their Agents.

POST CODE	AB43 8XZ
RATEABLE VALUE	£1,450
ASKING PRICE	Offers over £69,000 plus stock at valuation.
VIEWING	By arrangement with the Selling Agents.
ENTRY	By arrangement.
OFFERS TO	Messrs. Brown & McRae (Ref: MJA)

NOTE: While the foregoing particulars are believed to be correct they are not guaranteed and all interested parties should satisfy themselves on all point before offering.