



FOR SALE

SPAR & POST OFFICE, HIGH STREET, GLYN CEIRIOG, CEIRIOG VALLEY, WREXHAM. LL20 7EH

- Extremely popular and busy, nicely fitted unopposed business, together with two apartments, and with potential to develop a further apartment, which easily supports a family.
- Central and convenient position, surrounded by easy parking on adjoining streets, with convenience store of 2,551 sq.ft. total est. net internal area.
- Various ways for expansion which can be adopted.
- VIEWING: Celt Rowlands & Co. 01691 659659. Virtual Video Tour is Available on Request.

This information has been supplied by our Client and is given for guidance purposes only and does not form part of any contract. Every effort has been taken to ensure accuracy but this cannot be guaranteed.

LOCATION AND PREMISES

Glyn Ceiriog is the largest village within the beautiful Ceiriog Valley, situated in the county of Wrexham, the valley commences at the very large village of Chirk, just off the A483 between Oswestry and Wrexham, and heads West for 12 miles. There are a number of sizeable villages and hamlets, none of which have a post office, nor village stores which can compete on a scale with the Spar at Glyn Ceiriog. Glyn Ceiriog is approximately half way along the Valley, and the largest of all of the settlements, and is most attractive and popular. The village has a primary school, Church and Chapel, doctors' surgery, community centre, pharmacy, two public houses and a range of other attractions. Whilst the immediate villages and the substantial agricultural hinterland create a good sized customer catchment for this business, there is also extremely useful tourist trade which is attracted by the good number of rural sports and activities found in the area. At the centre of the village is a roundabout, connecting the B4579, B4500 and High Street, and these premises are situated with a commanding and prominent position overlooking it.

This entire building has undergone a scheme of repair and refurbishment by the vendors.

The premises can be regarded in two elements as follows:-

Retail Premises

Main ground floor sales area of 1,715 sq.ft., fitted out with a varied range of grocery items, including fresh fruit and vegetables, deli products, in-house bakery (with sink and preparation area), frozen foods, confectionery, news/magazines, household items, toiletries, tobacco, National Lottery, fridge cabinets for cold drinks, wines and spirits. Modern counter area with two counter positions, part allocated for the Post Office. Ground floor store area of 239 sq.ft. with walk-in cold room. Additional, useful storage in cellar of approximately 597 sq.ft.

Total net internal floor area (part est.) Approximately

2,551 sq.ft. / 236.97 m.sq.



Externally

There is a driveway and side yard with area for bin storage, and with a service door into the storage area.

Residential Element

Completely independent, and accessed from a flight of stairs from a pedestrian walkway, two independent apartments, currently vacant. These are:-

Apartment One

Sitting Room (4.86m x 3.00m) with access to **Kitchen/Diner** (3.05m x 3.25m) with fitted cupboards, drawers and work surfaces, oven, hob and extractor.

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Bedroom One (4.14m x 3.91m) feature fireplace, cupboard housing boiler and immersion.
Bathroom with bath, shower, WC, wash hand basin and towel rail.



Apartment Two

Triangular Sitting Room (5.09m x 3.79m max.).

Kitchen/Breakfast Room (3.77m x 2.67m) fitted cupboards, drawers and work surfaces, oven, hob and extractor.

Bedroom One (3.59m x 3.70m) with **Walk-In Storage** (2.55m x 1.05m).

Bathroom with bath, shower, WC, wash hand basin and towel rail.

Potential Apartment Three

In an extremely large and high loft area, amounting to approximately 7m x 6.25m, together with a second large loft which is not yet accessed, there is the potential to create a third apartment, probably with two bedrooms, subject to obtaining the necessary permissions.

Note: For positively interested parties, information can be provided on the recent rental income for the apartments.

The apartments are currently vacant, and have undergone a redecoration and general upgrade, ready for reletting. The apartments could be combined physically into one, and they present the opportunity for a family also to occupy the space as their main home. In addition, if the second floor loft area is developed, this may provide living space for a purchaser who may continue to benefit from rental income once the apartments are let. Throughout the several years of the vendors owning the property, they have experienced virtually no void rental periods.

The Business and Expansion Possibilities

This is a convenience store business which has, in our opinion, been well managed, with much of the customer facing business carried out by staff employed. Retail turnover, averaged for 2019 at approximately £14,325 per week, to include Lottery and Pay Point commission, and for the year to the end September 2020, it averaged approximately £16,430 per week.

This convenience store is currently branded and allied to Spar, and clearly caters for a large range of retail needs to serve the very broad and wide local community. Whilst the shop has been refitted by the vendors, with some very recent purchases of important display equipment, there are still areas in which further additional and modern fittings would improve the display of stock and allow for better merchandising, thereby increasing sales and inevitable profitability. The bakery/hot and cold food delivery area is quite underutilised, and has the real potential for expanding into delivery and outside events. This may suit also a range of fresh meats and alike.

The Post Office has been only relatively recently located into this convenience store, and is within the category of 'Post Office Local'. This particular branch is designed to be open at the same time as the shop trades, to allow for maximum convenience for the customers. It offers services including postage, banking and free cash withdrawals (which eliminates the need for an ATM). All of these services are designed to be incorporated into the workload of

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the shop staff, so no extra staff need be employed. In order to grow the Post Office commission, an owner would experience likely natural annual growth, but can also apply for a larger Post Office or apply to manage Outreach Post Offices which are mobile services which are taken to village halls locally, and these are particularly profitable. Post Office commission currently averages at £500-£600 pcm. This Post Office will also benefit from the bonus award of £5,000 to be received annually, for the foreseeable future.

Current opening hours are Monday to Friday 07.30am to 20.30pm, Saturday and Sunday 08.00am to 20.30pm.

TERMS OF OFFER

This is a freehold business, fully operating, and with attractive additional rental income, and potential to create further built apartment space. A price guide will be given on application. Sale of the stock would be at valuation.

BUSINESS RATES

We understand from viewing the Valuation Office Agency web site that the Rateable Value is £12,000. Interested parties should contact the Local Authority (Wrexham County Council – 01978 292000) to establish the current rates payable.

EPCS

Commercial: An EPC has been commissioned and will be available shortly.

Residential: Apartment One and Two, Rating 'F'.

VIEWING

Virtual Video Your is Available on Request

Please contact the agents: Celt Rowlands & Co. on 01691 659659 or oswestry@celtrowlands.com Please note that the staff have been informed of the owners intention to market the business, most customers are NOT necessarily aware, and the vendors would appreciate it if interested parties are therefore discreet and maintain confidentiality at all times.

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