



## Overstrand Stores & Post Office

36 High Street, Overstrand, Cromer,  
Norfolk  
NR27 0AB

Freehold: OIEO £750,000

Ref: 1418286

## KEY HIGHLIGHTS

- Advised core weekly sales c. £10,000
- House & separate apartment included
- Genuine retirement sale
- Potential to increase existing trade
- Latest Post Office renumeration c. £25,000
- Finance available, subject to status, via Christie Finance. Energy Rating B

## DESCRIPTION

A rare opportunity to acquire this well-established store, which is ideally positioned on the main road through the affluent market town of Overstrand.

The business has become heavily relied upon by the local residents and enjoys a seasonal increase in trade across the summer months.

In addition to the store and Post Office, this opportunity is also being sold with the 3-bedroom apartment and separate 2-bedroom self contained flat.

There is potential to increase trade via the means of longer opening hours, supplying and branding with a recognised supplier, and the offering of promotional stock.

## LOCATION

Situated on the main road through Overstrand, Cromer, this independently branded store is located on High Street itself within proximity to Overstrand's popular beaches.

This generous sized store benefits from high levels of passing traffic, particularly in the summer season between March - October, and includes a 3-bedroom house and separate, 2-bedroom self-contained apartment.

The store is primarily accessed via Holt or Norwich Road.



## FIXTURES & FITTINGS

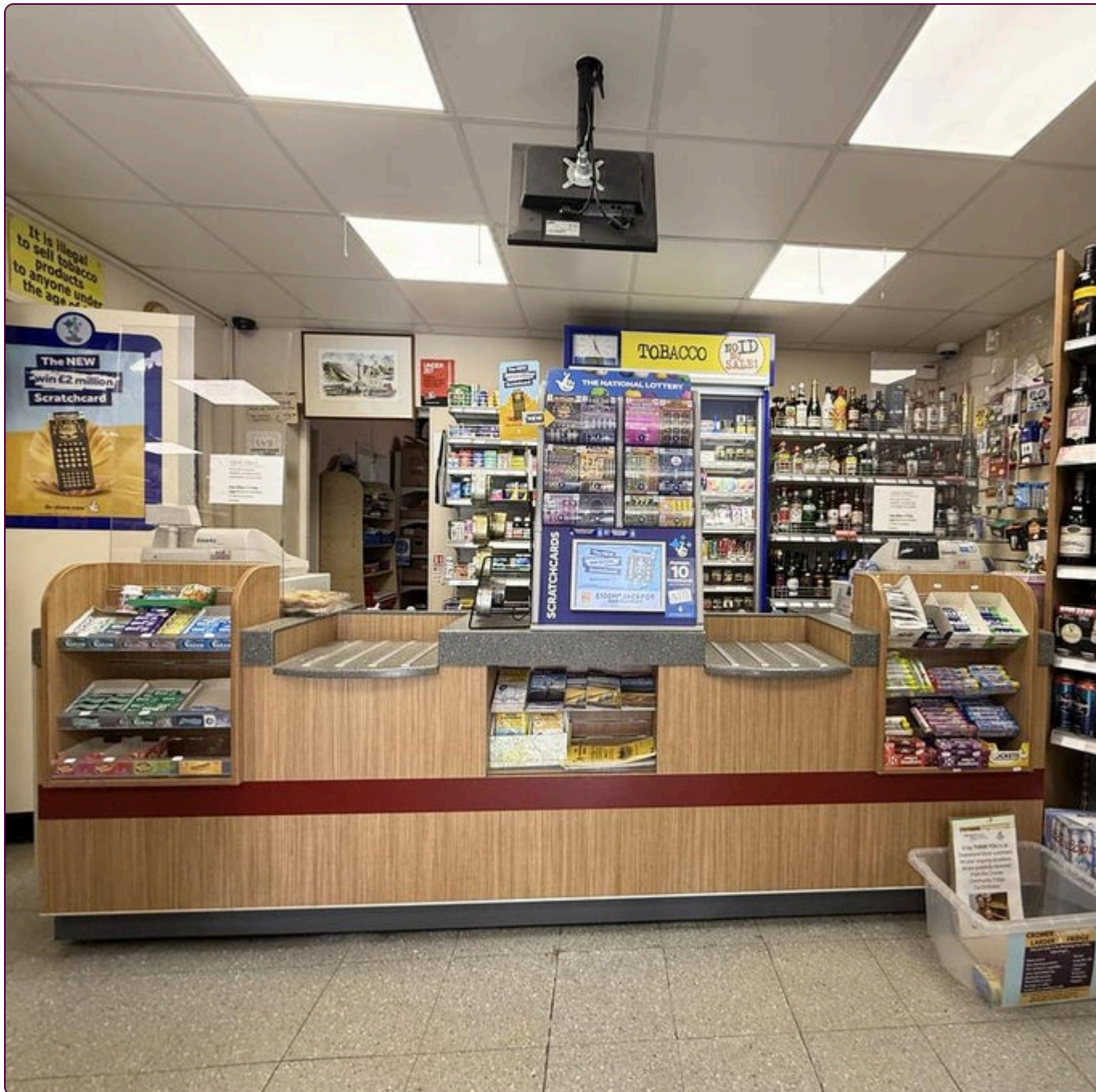
We are advised by our clients that the fixtures and fittings are wholly owned and will be included within the sale.

## STAFF

The business is run with the assistance of full and part time members of staff.

The Transfer of Undertakings Protection of Employment (TUPE) regulations shall apply to all employees, requiring purchasers to offer continuity of employment to all staff.





## THE OPPORTUNITY

This profitable business has been privately owned and operated by our vendors for over 14 years and are looking to sell for retirement reasons.

This popular convenience store benefits from low corporate and independent competition.

The store is a community Post Office derives its sales from traditional convenience store goods such as tobacco, alcohol, newspapers and magazines, fresh, chilled and frozen foods, grocery products, bread and bakery, confectionery, snacks and soft drinks. Additional services include lottery and scratch cards.

## INTERNAL DETAILS

The convenience store has a mainly open plan sales area of approximately 1,087sq ft (102sq m) with chiller aisles lining the perimeter of the store.

The shop is fitted and equipped for the sale of convenience goods, chilled and frozen products, a full off licence, confectionery, cigarettes, newspapers, magazines, stationery, local products and pharmacy and medical products.

Additional services include a Post Office which is a single till behind a fortress, internal ATM, National Lottery, and scratch cards. The main sales till is located at the front of the store with additional storage space to the rear. There is also a communal staff area, office space and WC occupying the ancillary areas.

## LETTING ACCOMMODATION

There is a spacious three bedroom apartment included within the sale, which is currently rented for £1,000 PCM under a standard AST agreement.

There is also a 2-bedroom apartment with balcony overlooking the rear currently rented for £600 PCM under a standard AST agreement.

Both of these dwellings have been well maintained and nicely presented

## BUSINESS RATES

The VOA web portal states that the Rateable Value (1st April 2023 to present) is £8,900

## TRADING INFORMATION

Accounts for period ending 31/03/2025 show sales of £422,575 and a gross profit of £128,247.

The annual Post Office remuneration during this period was c. £25,000

Further and more detailed trading information will be made available to interested parties following a viewing of the business.

## TRADING HOURS

Store opening hours:

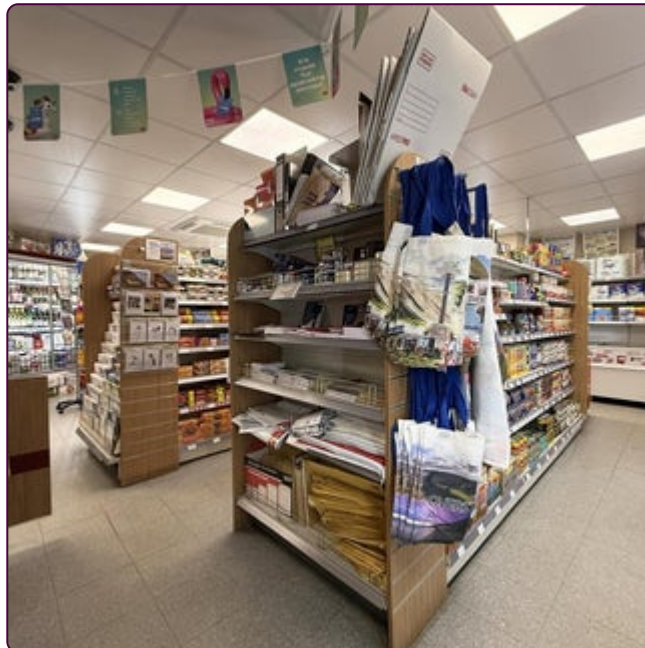
Monday - Friday: 7:30am - 5:00pm

Saturday: 7:30am - 5:00pm

Sunday: 8:00pm - 1:00pm

## TENURE

This property is being sold on a freehold, asset sale basis.





## DEBT & INSURANCE ADVISORY

### FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

### CONTACT

T: 0344 412 4944

E: [enquiries@christiefinance.com](mailto:enquiries@christiefinance.com)

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Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

### CONTACT

T: 01908 920 570

E: [enquiries@christieinsurance.com](mailto:enquiries@christieinsurance.com)

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## CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



### LEWIS LAST

Associate Director - Retail & Leisure

T: +44 7526 175 851

E: [lewis.last@christie.com](mailto:lewis.last@christie.com)

#### CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.