

KEY HIGHLIGHTS

- Advised core weekly sales £6,000
- Latest Post Office remuneration c. £6,000
- Located in highly sought after village
- Potential to increase trade
- Unique South-African food range
- Finance available, subject to status, via Christie Finance. Energy Rating: C



DESCRIPTION

A rare opportunity to acquire this well established village convenience store and Post Office, prominently positioned on Toft's High Street and serving a strong residential catchment approximately six miles west of Cambridge. The business benefits from consistent local footfall, owing to its central village setting and its role as a key community hub.

This lock-up store has been owned and operated by our current owners for 12-years. This well-established opportunity offers further scope to increase trade making it ideal for first time buyers and regional multi-site operators alike.

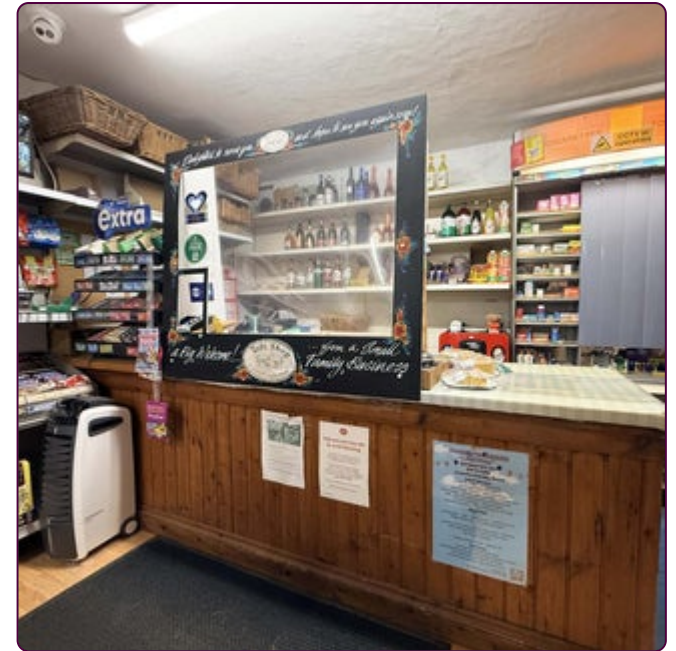
The store enjoys long standing popularity with local residents and those using nearby amenities, supported by its traditional convenience store offer alongside a distinctive selection of South African groceries, giving the shop a unique trading niche within the area. As a Post Office branch, it also delivers essential services to the community, further strengthening customer reliance and daily footfall.

FIXTURES & FITTINGS

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

TRADING INFORMATION

Accounts for period ending 31/03/2024 show sales of £307,936. Further accounting information may be provided upon request.



LOCATION

Toft Shop & Post Office occupies a prominent position on High Street in the well established village of Toft, approximately six miles west of Cambridge. The property benefits from a central location within a highly residential catchment, with strong local footfall and convenient access to key arterial routes, including the B1046 and A603, offering a direct seven mile connection into Cambridge. The village enjoys excellent regional connectivity, sitting within four miles of the M11 motorway, enhancing links to London and the wider eastern region. As an essential community hub providing core Post Office services, the premises present an attractive opportunity within a sought after Cambridgeshire village known for its strong residential base and local amenities.



INTERNAL DETAILS

The convenience store offers a predominantly open plan sales area of approximately 769 sq.ft. The Post Office counter is positioned behind a secure fortress style setup, enabling safe and controlled service delivery.

The shop is fitted and equipped for the sale of traditional convenience goods, including ambient groceries, chilled and frozen products, confectionery, cigarettes, newspapers, magazines, and off licence range. The store also stocks a popular selection of unique South African food lines, which forms an important point of differentiation within the local market.

Additional services include National Lottery, standard Post Office services, and other ancillary offerings.

The main sales counter is located toward the front of the store, while ancillary areas include rear storage space and welfare facilities.

THE OPPORTUNITY

This popular and highly respected business has been in the same ownership for over 12 – years and has established a very loyal customer base within the local community. The opportunity also offers potential for growth by extending the opening hours and further building upon the convenience goods offering, whilst enjoying the unique South-African range of goods.

EXTERNAL DETAILS

To the rear there is access from the side, which is used primarily for deliveries, leading to the garage, preparation and storage areas.

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.

TRADING HOURS

Trading hours:

Shop opening hours:

Monday, Tuesday, Thursday, & Friday 7:00am-6:00pm

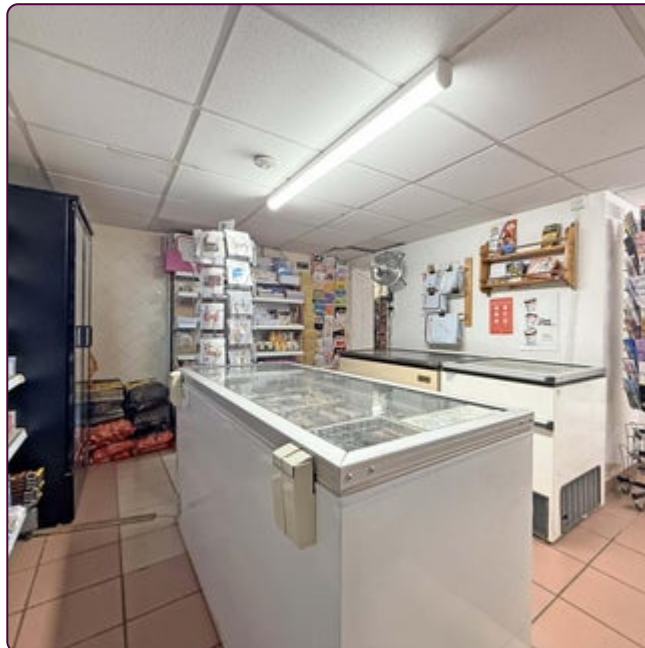
Wednesday – 7:00am – 1:00pm

Saturday – 7:30am-2:00pm

Sunday – 7:30am - 1:00pm

BUSINESS RATES

The VOA web portal states that the current Rateable Value from 1st April 2023 is £13,500.





Ground Floor



- National Commercial Property Compliance & Marketing
- Energy Performance Certificates (EPCs)
- Professional Property Photography
- Land Registry Compliant Lease Plans
- Measured Surveys (CAD Drawings)
- Property Floor Plans
- Detailed Property Photography
- Asbestos Management Reports Fee
- R&I Assessment Reports
- Drone Photography

These drawings are intended for use as a guide only and do not constitute a contract. The client is responsible for ensuring that the drawings are used in accordance with the relevant legislation and regulations. BakerLife is not liable for any errors or omissions in these drawings. The client is responsible for ensuring that the drawings are used in accordance with the relevant legislation and regulations. BakerLife is not liable for any errors or omissions in these drawings.

DO NOT SCALE THESE DRAWINGS

Drawing Key

No. Size Comments



Project: Floor Plans

Tyft Shop
8 High Street
Tyft
Cambridge
CB23 2PL

Drawing No: 8888-05-JNL-01
Drawing Title: Floor Plan
Drawing Date: 2022
Drawing Size: A1

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

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INSURANCE

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

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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

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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.