

**Caerleon Post Office High Street
 Caerleon
 NP18 1AE**

395,000



- Caerleon Post Office with owners Accommodation above
- Grade II Listed Property
- Located in the heart of caerleon Village
- Extended to rear
- Sizeable grounds to rear
- profitable retail trade
- four bedrooms, two reception rooms, kitchen, utility, family bathroom
- set over three floors
- all year round tourist trade

Ref: PRC13003

Viewing Instructions: Strictly By Appointment Only



General Description

Substantial Grade II Listed Property
Main Post Office in the heart of Caerleon village.
Spacious living accommodation
Post Office Income £44,000 Last Financial Year
Retail Sales Gross £48,500 Last Financial Year
Total Retails Area 45 m2 Approx
Sizeable rear garden with views
towards amphitheatre
Rare opportunity to purchase.

Accommodation

Introduction

Davis and Sons are extremely pleased to offer for sale this Grade II Listed building currently trading as the local village Post Office in the heart of Caerleon. The property also offers spacious four bedroom extended accommodation alongside a sizeable rear garden with lawn, patio, potting shed, elevated sitting area with rural views. The post office itself offers high profit retail trade within a well fitted shop, internal office ATM and stock room. Living accommodation consists of four bedrooms, two reception rooms, fitted kitchen with separate utility and wc and family bathroom. Set within the tourist village of Caerleon amongst many small businesses Caerleon town has all year round trade .

Shop & Post Office (40' 8" x 11' 6") or (12.40m x 3.50m)

Well fitted shop with secure serving counter area and necessary equipment provided by the Post Office Ltd in order to run the business.

Secure office (11' 6" x 9' 2") or (3.50m x 2.80m)

Secure serving counter with back office space. Delivery service area, Post office ATM. Off the Post Office is an additional retail serving counter for a selection of convenience items.

Stock Room (14' 9" x 9' 2") or (4.50m x 2.80m)

Secure stock room and additional space for owners and staff.

Kitchen (13' 07" x 12' 02") or (4.14m x 3.71m)

Wall and base units, food preparation work surfaces. Sink, drainer and mixer tap. Integrated dishwasher. Integrated oven grill. Four burner gas hob with extractor over. Tiling to all splash backs. Ample space for dining table and chairs. Sky lights to ceiling.

Utility / Cloakroom / WC (7' 7" x 5' 11") or (2.30m x 1.80m)

Further worktop space, wall and base units, plumbing for washing machine dryer etc. space for fridge freezer, stainless steel sink and drainer with mixer tap.
Door off to
low level wc, skylight, central heating radiator.

Living/Dining Room (23' 0" x 14' 5") or (7.01m x 4.40m)

Plastered finish to walls and ceiling, skylights to ceiling, UPVC double glazed patio doors x2 leading onto the rear garden. UPVC double glazed window. Feature fire place ideal for log burner use. Ample space for dining room table and chairs, central heating radiator.

Second Reception Room (16' 06" x 12' 0") or (5.03m x 3.66m)

First floor sitting room with original sash window with shutters ,many period features, cast iron fire place, central heating radiator.

Bedroom 1 (12' 09" x 12' 05") or (3.89m x 3.78m)

Plastered finish to walls , single glazed sash window, bank of fully fitted mirror fronted wardrobes, central heating radiator.

Bedroom 2 (11' 7" x 6' 5") or (3.53m x 1.95m)

single glazed windows x2, plastered finish to walls and ceiling, central heating radiator.

Family bathroom (11' 06" x 9' 05") or (3.51m x 2.87m)

Bathroom suite comprises: corner bath, low level wc, wash hand basin. Walk in shower cubicle, Airing cupboard housing the combination boiler. Single glazed windows.

Bedroom 3 (13' 07" x 12' 02") or (4.14m x 3.71m)

Plastered finish to walls and ceiling. Original single glazed sash windows. A bank of fully fitted mirror fronted wardrobes. Central heating radiator.

Bedroom 4 (12' 03" x 12' 02") or (3.73m x 3.71m)

plastered finish to walls and ceiling, single glazed sash window, central heating radiator.

Rear Garden

Ideal for garden lovers.

Very well maintained rear garden fantastic outlook to rear sitting area of the Caerleon Amphitheatre. The garden is mainly laid to lawn with a potting shed and also benefits from a sunny patio area surrounded by trees shrubs and flowers.

Additional Information

£395,000 for the property together with goodwill, fixtures fittings and equipment comprised in the business, with the stock in trade to be taken at valuation.

Business Rates :- The post office has a rateable value of £10,500 and benefits from a small business rates relief .

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:81

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified







All room sizes are approximate. Electrical installations, central heating & plumbing & draining installations are noted in particulars on the basis of a visual inspection only. They have not been tested & no warranty of condition or fitness is implied by their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the structure of any appliances, installation or any element of the structure or fabric of the property. Messrs Davis and Sons for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) The particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors and do not constitute part of an offer or contract (ii) All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Davis and Sons has any authority to make or give any representation or warranty whatever in relation to this property.