

Harrogate Road Post Office Post Office, Cards and Gifts

2-4 Wharnccliffe Drive, Bradford, West Yorkshire BD2 3SX



BUSINESS AND PROPERTY, OFFERS AROUND £324,950

Annual Post Office remuneration £95,000
Annual retail turnover £12,000

- Trades sensible hours over 5.5 days per week
- Latest accounts show adjusted net profits of £77,872
- Scope to add convenience store items and extend opening hours
- Includes a self-contained three-bedroom flat, returning £480 per calendar month

REF 591733



POST OFFICE, CARDS AND GIFTS

An excellent opportunity to acquire this long-established and highly regarded Post Office business, successfully operated by our clients since 2006. The business has experienced consistent growth in recent years and benefits from an impressive Post Office remuneration income approaching £100,000 per annum, whilst trading over sensible hours across just 5.5 days per week.

The retail element currently focuses on greetings cards, gifts and stationery. However, there is significant scope for an ambitious purchaser to expand the retail offering by introducing a convenience store operation and extending trading hours, providing clear potential to further increase turnover and profitability.

Accounts for the year ended March 2026 show adjusted net profits of £77,872.

Ground floor retail premises with a two-position Fortress Post Office counter. Sales area, storeroom, kitchenette and WC facilities. Useful cellar providing additional storage accommodation.

The property also includes a self-contained three-bedroom flat located above the commercial premises. The apartment has been successfully let through a managing agent for in excess of 10 years and currently generates a rental income of £480 per calendar month. The residential accommodation comprises first floor kitchen, lounge, bedroom, shower room and WC. Second floor, two double bedrooms.

This is a rare opportunity to acquire a profitable Post Office business with substantial remuneration, additional rental income and further growth potential, all offered from a prominent freehold location.

THE PREMISES

The freehold property occupies a prominent corner position fronting one of Bradford's busiest arterial routes and comprises:



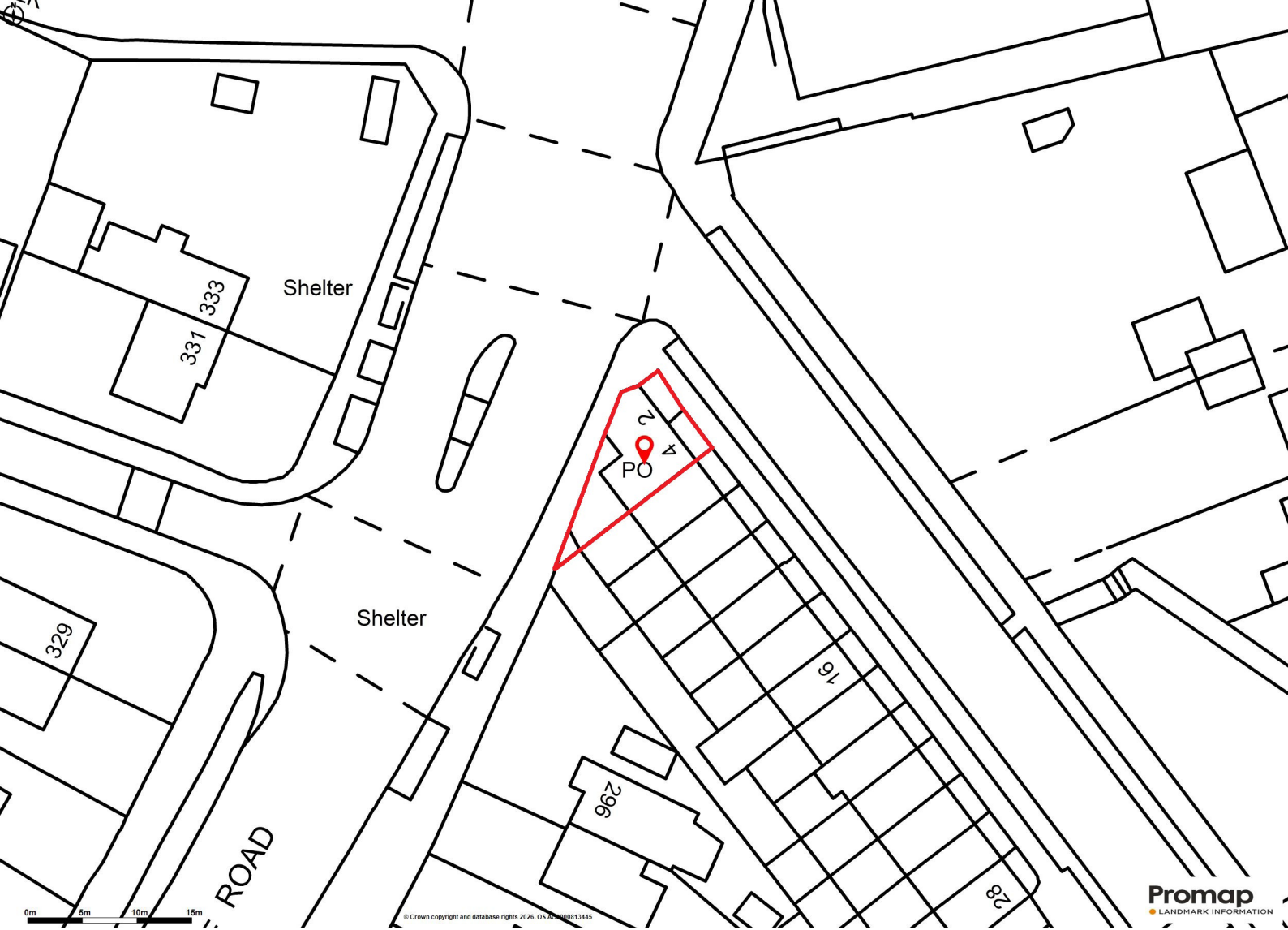


	Year ended 31st March 2026	Year ended 31st March 2025	Period (9 months) 1st July 2023 to 31st March 2024
Sales	£12,020.00	£12,369.00	£14,244.00
Post Office Income	£88,117.00	£70,833.00	£42,022.00
Total Income	£100,137.00	£83,202.00	£56,277.00
Gross Profit	£90,233.00	£76,282.00	£47,600.00
GP%	90.11%	91.68%	84.58%
Net Profit	£75,403	£60,553.00	£35,517.00
Depreciation	£731.00	£802.00	£597.00
Motor Expenses	£1,738.00	£1,146.00	£1,291.00
Adjusted Net Profit	£77,872.00	£62,501.00	£37,405.00

Price:	Business and Property, Offers Around £324,950
Turnover:	Annual Post Office remuneration £95,000. Annual retail turnover £12,000.
Tenure:	Freehold.
Hours of Business:	Monday to Friday 9am to 5.30pm. Saturday 9am to 12.30pm. Closed Sunday.
EPC:	Awaiting EPC.
REF:	591733.

Viewing: Please contact our Leeds office on 0113 238 2900 if you wish to arrange a viewing appointment for this property or require further information. For confidentiality purposes and to respect any staff and customers who are unaware that the business is for sale, please do not approach the business direct or attempt to make contact with the owners without a prior appointment made via our office.

Why not contact us and arrange a no-obligation appointment to meet one of our friendly sales negotiators who can offer real assistance in finding the right business for you. We will be happy to provide you with further information on businesses for sale together with the assurance that you will be in the forefront of our minds when new, suitable businesses come to the market.



ERNEST WILSON BUYERS SERVICE

Here at Ernest Wilson we know that purchasing a business, whether you're a first time buyer or have bought previously, has the potential to be a little overwhelming at times and throw many unanswered questions at you. If you're thinking of buying a business and would like to have a chat with a specialist who can talk you through the process from start to finish and answer all your questions, we would love to meet with you!

**WHY NOT GET IN TOUCH TODAY
AND ARRANGE A TIME AT YOUR
CONVENIENCE TO MEET WITH US?**

You can e-mail us at sales@ernest-wilson.co.uk,
or call on **0113 238 2900**.

We look forward to hearing from you!

Business rates relief is a scheme to provide small businesses with relief from paying non domestic rates. If you were to acquire a business with a Rateable Value of £12,000 or less then provided that it is your only business premises you would be eligible for the relief and pay no business rates at all. Where the Rateable Value is between £12,001 and £15,000 tapering relief is available.

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