



Burnfoot Post Office 5 Kenilworth Avenue Hawick TD9 8EG

In Region Of £100000

## **Burnfoot Post Office 5 Kenilworth Avenue Hawick TD9 8EG**

This is an excellent lifestyle opportunity to purchase and run your own post office and shop.

Located in the heart of Burnfoot, the largest residential district in the town of Hawick, with a population of circa 3000, a community within a larger community. The premises are located in a very busy parade of shops including a pharmacy, solicitors, chip shop and McColl's mini-market.

The post office has been trading for many years and offers a wide range of services inc foreign currency, parcel foice express services and Lotto ticket sales to mention a few.

The premises also consist of a small grocery/ newsagent type shop, selling a varied range of food stuffs, gifts and takeaway hot and cold food, sweets, slush machine and takeaway hot drinks machine.there is also a large chiller cabinet, selling a wide range of soft drinks. These services could be extended to offer a wider variety of products if required.

The premises consist of the main post office counter, large display area, food preparation area, WC, storage room and office. There are ample parking bays outside.

The business has a good turnover with a healthy profit, more detailed information , will be made avaiable to interested parties. There are currently 3 part time members of staff, with excellent knowledge of all post office services.

May be suited to an existing post office owner or someone looking to start their own lifestyle business.

### **What we like about this property**

Well Established, Lifestyle Opportunity, Further Potential







EPC Rating: F

Rateable Value: £5100 Under Rates Threshold

**Viewing:**

Strictly via Jim Hay, 100% accompanied.

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