

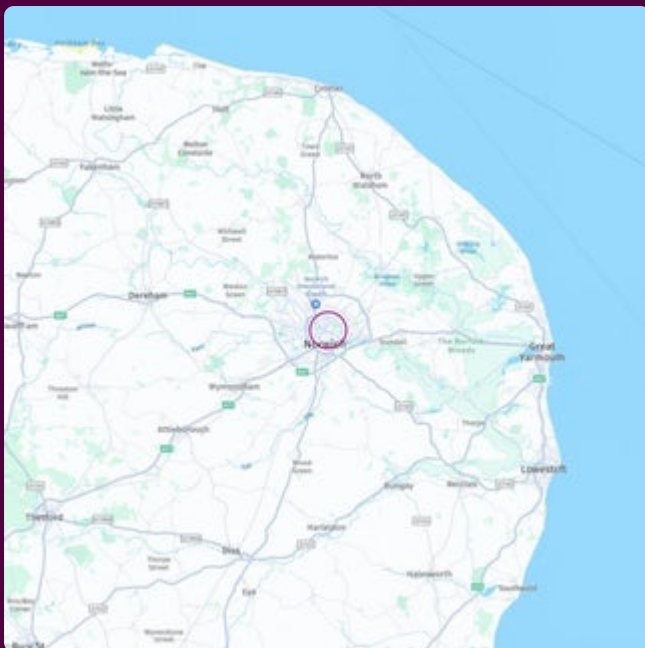
PJ's Convenience Store & Post Office



78 & 78b Silver Road,
Norwich
NR3 4TE

Leasehold: £150,000
Annual Rent: £9,000

Ref: 1418318



KEY HIGHLIGHTS

- Advised core weekly sales c. £5,500 per week
- Annual Post Office remuneration c. £90,000.
- New 15-year lease offered
- Potential to increase existing trade
- Located in densely populated residential area
- Finance available, subject to status, via Christie Finance. Energy Rating B

DESCRIPTION

A rare opportunity to acquire this well-established convenience store and Post Office, situated on Silver Road close to Norwich city centre and has been owned and operated by our clients since 1994.

The premises comprise a lock-up retail unit with NO residential offering. However, the business offers an established customer base as well as further potential to grow the existing trade via longer opening hours and branding with a symbol group.

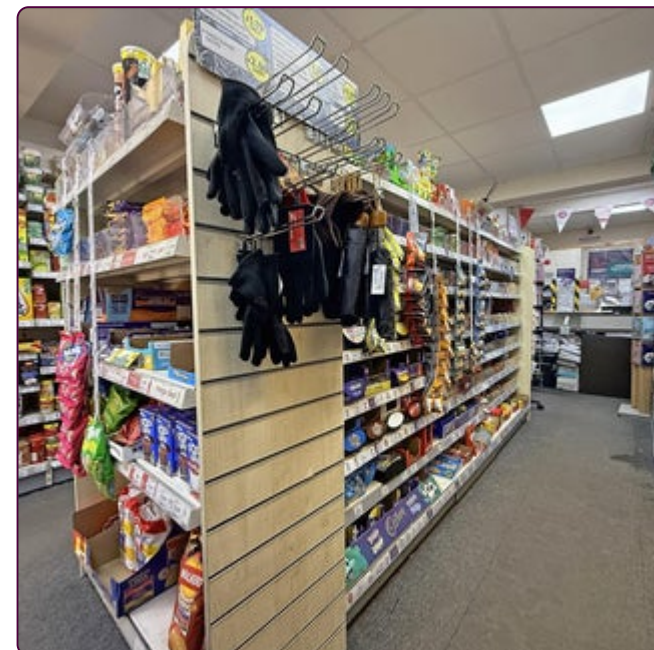
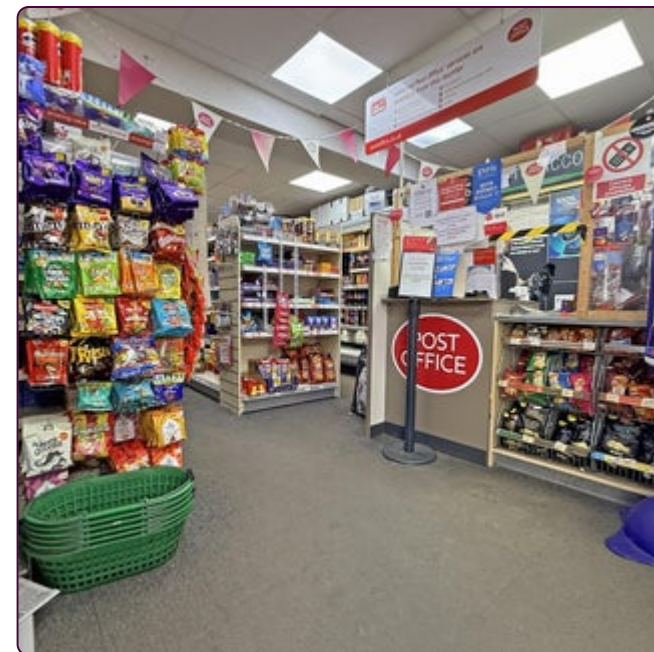
The business is well positioned to serve the surrounding residential community, nearby businesses and those travelling along this busy route into and out of the city.

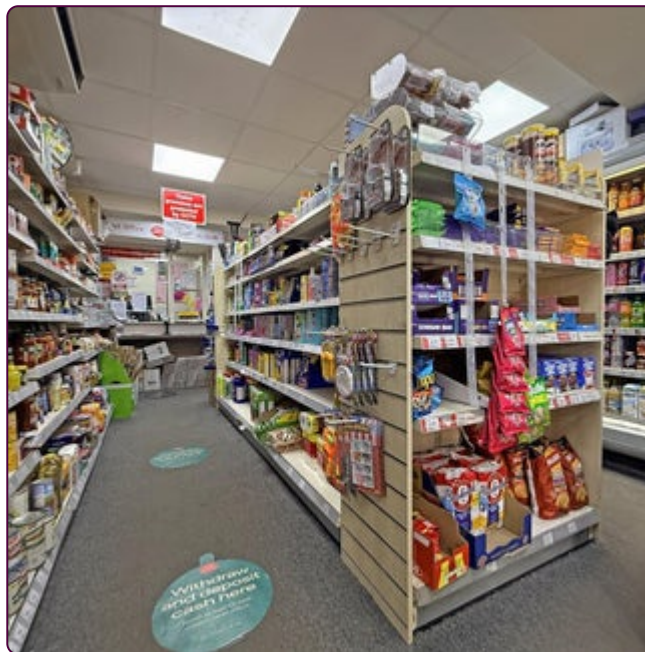
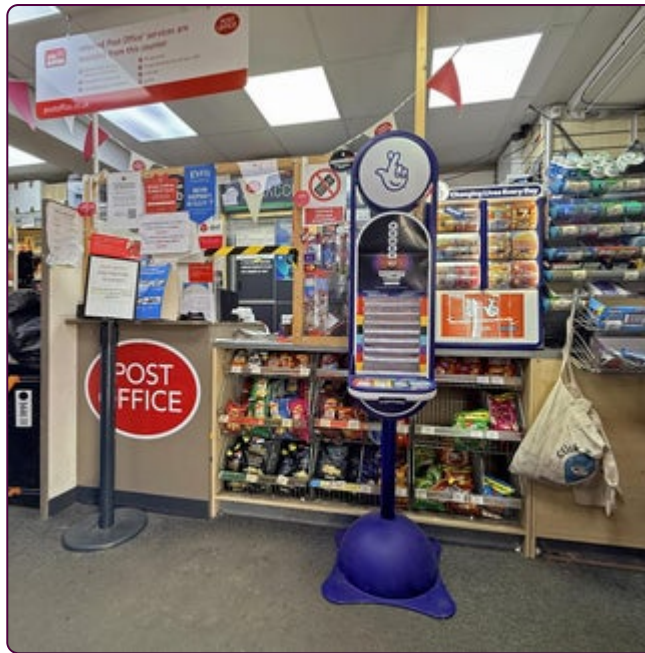
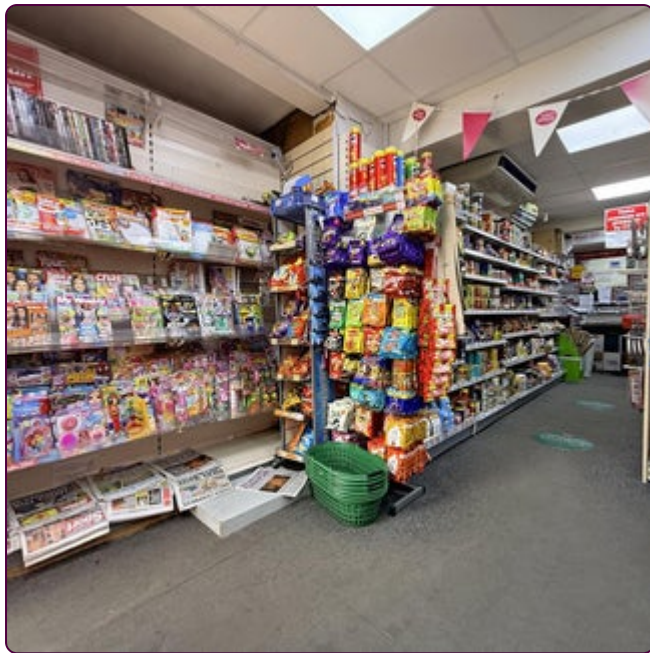
The opportunity is being offered by way of a new 15-year lease agreement.

LOCATION

Located on Silver Road in the NR3 district of Norwich, close to Norwich city centre and within an established mixed residential and commercial area.

Silver Road benefits from nearby local amenities, schools and community facilities, and serves a strong surrounding residential catchment. The area is accessible via nearby routes including Sprowston Road and Barrack Street, with regular bus services operating in the vicinity and Norwich railway station is easily accessible from the city centre





INTERNAL DETAILS

PJ's comprises a predominantly open-plan retail sales area extending to approximately 363 sq ft (34sq m), configured to provide an efficient and practical trading layout.

The premises are fully fitted and equipped for the sale of convenience goods, including chilled and frozen foods, confectionery, tobacco products, newspapers, magazines, stationery, and a range of everyday household essentials. The store also benefits from a Post Office combination till integrated within the main sales counter area, together with a separate Post Office counter positioned within a secure fortress-style enclosure towards the rear of the shop.

The principal sales counter is situated to the front of the premises, with well-arranged shelving, merchandising displays, and product fixtures located throughout the sales area to maximise customer circulation and trading efficiency.

Ancillary accommodation is provided to the side and rear of the property, offering valuable storage space and staff facilities suitable for the day-to-day operation of the business.

FIXTURES & FITTINGS

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

THE OPPORTUNITY

PJ's represents an opportunity to acquire an established convenience store and Mains Post Office located on Silver Road, close to Norwich city centre, and is offered to the market with a new lease available.

Sales are understood to be derived predominantly from traditional convenience retailing, including tobacco, newspapers and magazines, chilled and frozen foods, grocery products, confectionery, snacks and soft drinks. The business also benefits from an established Post Office counter service, providing an additional customer draw and supporting regular footfall from the surrounding residential and commercial catchment.

There is considered to be further scope to increase trade through the introduction of additional product lines, extended retail offerings and potential branding with a recognised symbol group.

STAFF

The business is owner operated and is assisted by two full-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.

BUSINESS RATES

The VOA web portal states that the Rateable Value (1st April 2026 to present) is £6,000.



EXTERNAL DETAILS

The premises benefit from side access to the rear, while the front entrance is approached via steps and a sloped access route suitable for disabled access.

TRADING INFORMATION

Management accounts for period ending 31/05/2025 show sales of £286,969 and a gross profit of £149,753. The annual Post Office remuneration for the same period was £89,790. Further trading information will be made available for seriously interested parties.

TRADING HOURS

Shop opening hours:

Monday - Saturday: 6:00am - 8:00pm
Sunday: 6:00am - 6:00pm

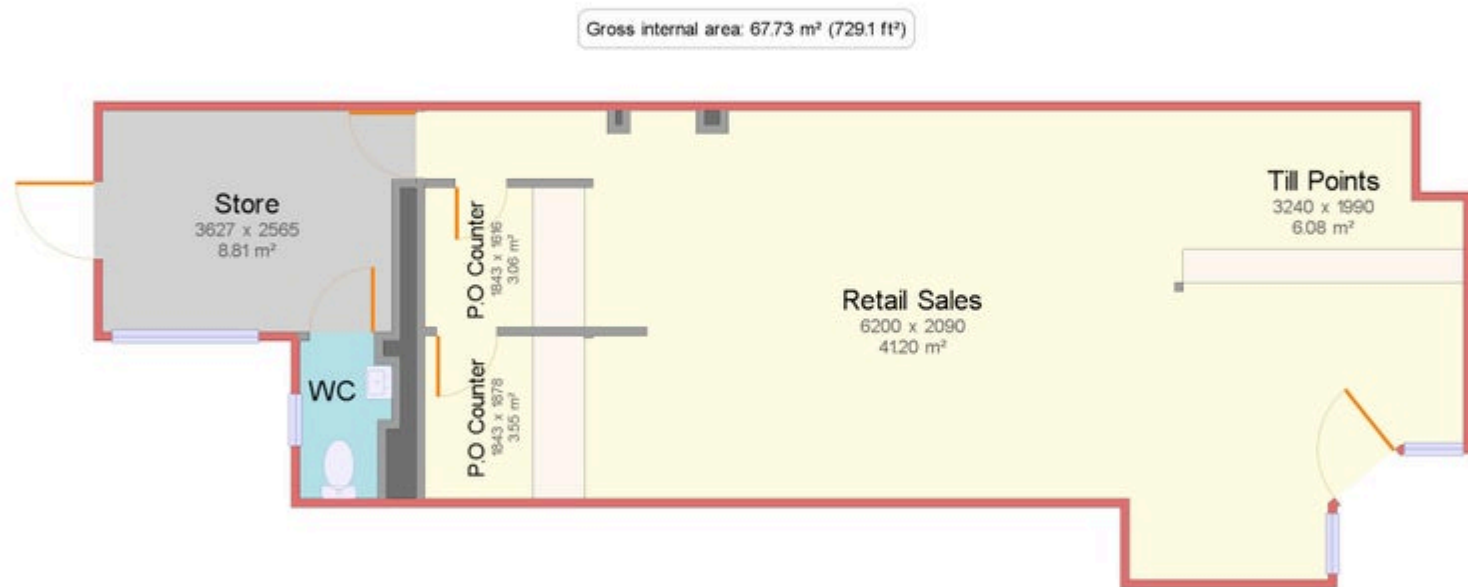
Main Post Office:

Monday - Friday: 9:00am - 8:00pm
Saturday: 9:00am - 5:00pm
Sunday - CLOSED

Note - All Post Office services are available at the combi-till when the Main Post Office is closed.

TENURE

The property is being offered under a new 15-year lease, full repairing and insuring lease (FRI), at an initial rent £9,000 per annum, with additional lease terms to be agreed.



National Commercial Property
Compliance & Marketing

Energy Performance Certificates
(EPCs)
Professional Property Photography
Land Registry Compliant Lease Plans
Measured Surveys (CAD Drawings)
Property Floor Plans
Elevated Property Photography
Asbestos Management Reports
Fire Risk Assessment Reports

Whilst every effort has been made to ensure the accuracy of the floor plan measurements, no responsibility is taken for any errors or omissions. The floor plan is provided as a guide only and should not be used for any legal or financial purposes. The floor plan is provided as a guide only and should not be used for any legal or financial purposes. The floor plan is provided as a guide only and should not be used for any legal or financial purposes.

QUOTED SCALE THIS DRAWING

Drawing No.

Rev. Date Description



Project

Floor Plans

1/16 Convent House Store & PO
78 Silver Road
Ramsleigh
NR13 4TE

Drawing No. 8888-05-JNL-20

Drawing Title: Floor Plan

Drawing Date: 2020

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

T: 0344 412 4944

E: enquiries@christiefinance.com

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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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E: 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

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.

