



Inverbervie Post Office, 40 King Street, Inverbervie, Montrose, Angus

40 King Street Inverbervie Montrose Angus

- Prime corner location
- Serves 2,300 residents
- Main and outreach branches
- Recently refurbished retail
- Dual street frontage
- Comprehensive postal services
- Experienced staff team

Summary

The Inverbervie Post Office, situated at 40 King Street in the heart of Inverbervie, Angus, occupies a prime corner location within the town's main commercial area. Serving around 2,300 residents and the wider rural community—from Montrose to Stonehaven—the post office combines essential postal, financial, and retail services through its main branch and nine outreach sites. Its bright, recently refurbished retail space includes a gift shop and secure Post Office counter, while a first-floor flat provides additional storage and staff facilities, though it would benefit from refurbishment. The property's dual frontage on King Street and Kirk Burn maximises visibility and accessibility, attracting steady local footfall. The post office's role as a community hub is strengthened by its comprehensive services, experienced staff, and convenient opening hours. With a secure financial base and strategic location, the premises offer a compelling commercial and residential opportunity in this historic Scottish coastal town.





The Business

Inverbervie Post Office is a cornerstone of the local community, providing essential services to both the town and surrounding rural districts from its prominent coastal location. The main post office and gift shop form the hub of operations, complemented by nine outreach post office sites, each serviced by two mobile IT kits Monday to Friday. This extensive network ensures that residents from Montrose in the south to Stonehaven in the north, as well as neighbouring inland farms and businesses, have reliable access to postal, financial, and retail services. The branch offers comprehensive Royal Mail and Parcelforce Worldwide solutions, alternative postage options, everyday banking, bill payments, travel money, mobile phone top-ups, Amazon and DPD delivery and drop-off services, and car tax, positioning itself as a one-stop shop for personal and business needs. With operating hours designed to accommodate a wide demographic—Monday to Thursday from 8:30am to 5:30pm, Friday 9:00am to 5:30pm, and Saturday 9:00am to 12:30pm—the post office is well-supported and central to Inverbervie life. A team of three highly experienced part-time staff efficiently oversee both the main branch and outreach sites. There is a strong financial profile, with reported annual remuneration of £120,000 with retail sales of £45,000.



Property

The Post Office at 40 King Street presents an attractive commercial and residential proposition in the heart of Inverbervie. Upon entry from King Street, you are welcomed into a well-proportioned retail area extending to approximately 34 square metres. The space has been recently refurbished, providing a bright, inviting environment that is currently configured as a charming gift shop. Ample natural light is afforded by multiple windows, complementing the practical retail shelving and display units. At the rear of the unit, the Post Office counter is positioned for privacy and operational efficiency. A suspended ceiling further enhances the modern and tidy appearance of the interior.

A hallway from the retail area grants access to a staircase leading to the first-floor flat and offers additional storage to support the retail operation. The first floor comprises a one-bedroom flat of 44 square metres, currently repurposed as storage and a staff break-out area rather than residential accommodation. The flat features a double bedroom overlooking King Street, a spacious lounge integrated with a contemporary compact kitchen, and a bathroom. While functional, the residential accommodation would benefit from upgrading and redecoration, presenting scope for enhancement or versatile future use.



External

The property occupies a prominent corner position at the junction of King Street and Kirk Burn, offering excellent frontage that maximises visibility and appeal to passing trade. This highly accessible and noticeable location makes it ideal for attracting substantial footfall from both local residents and visitors alike. The dual street frontage enhances the commercial potential, providing natural exposure and easy access from two sides. To the rear, there is a small communal garden, offering an external space that supports the business and occupiers. Overall, the property's external elements combine a strategic, high-traffic position with functional rear amenity space, reinforcing its appeal as a well-located commercial premises within Inverbervie.









Tenure
Freehold

Trading Information

Trading information will be released after formal viewing has taken place.



Approximate total area^x
38.7 m²

By Reducing Sales Information

Estimated area based on the floor plan. All dimensions are approximate and should not be used for legal purposes. The floor plan is not to scale.

© RAFFES360

All appointments to view this or any of our other properties must be made through the vendors sole agents.

CCL Property

62 High Street, Elgin, Moray, IV30 1BU
T: 01343610520

www.cclproperty.com

Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.