

An opportunity to be an integral part of a great Australian village

Wingello Village Store

Some Background

About 130 years ago the Wingello General Store was established to provide services to the busy railway and timber workers of the area. In 1910 the Postal services were moved from the Railway station to the General Store which has now been sorting and sending resident's mail for over 100 years.

The last 5 years have seen immense changes in the Village Store, expanding from a basic General Store and Licensed Post Office to include cafe, restaurant, internet cafe, movie rentals, meeting rooms and expanded facilities and products. The implementation of modern systems has given the owners the ability to efficiently run the business side.

Why would you want to run the Wingello Village Store and Licensed Post Office?

The main reason you would want to run a village store is because you are interested in the lifestyle. This is not a store with incessant hustle and bustle dealing with strangers and anonymous customers. As the person in charge of the Post Office you have a responsibility for the 400 or so people who live in Wingello and rely on you for their mail. You become a centre of information (but not gossip) and can enjoy becoming a part of the lives of the people, who

become more than just customers - they are fellow Wingello villagers like yourself.

The reality of the combination of Post Office, Newsagency, Cafe and Restaurant means the business is a 7 days a week proposition. This is not as tiring as it first appears as the Wingello community is a great group of people who generally appreciate the services you offer. Also, we find the days are a collection of conversations and contacts with fellow residents where you won't retire a millionaire, but will make a reasonable living doing an enjoyable and rewarding job.



Being Postmaster or Postmistress is an important position



PO Boxes for greater convenience

Restaurant and Cafe

The Restaurant and Cafe side of the business has grown greatly over the last 4 years and have found that the only efficient way to increase custom has been through word of mouth. When we began the restaurant we asked ourselves, “What type of food should we provide?” We thought of the food we enjoyed and realised it is not often available. You can easily find cheap fast food and excellent fancier offerings in many places, but what was missing was simply good food.

So we examined every ingredient in all our offerings and ensured the best quality ingredients, sourced from local suppliers as much as possible. You can see the results in our rather unique menu.

Also, we installed a kitchen with new equipment capable of providing good food quality, health and safety and the capacity to handle larger groups.

Our staff was expressly trained by experienced Baristas and sourced excellent locally roasted coffee beans to ensure the coffee we provide is the best quality. The result is a steadily growing loyal customer base with many visitors popping in as a result of personal recommendations. Some come weekly, others monthly and some once every year or two. But they return and tell others and that drip style referral system is building up steam.

What else does the store do?

Other than the Post Office, the store is also a **Newsagency** with the main daily papers and we provide **Magazines** as a sub-agent of Bundanoon newsagency.

Daily Requirements such as milk, bread, cigarettes, lollies and other yummy stuff are well supplied.

Groceries and basic essentials are also supplied, primarily to fill the gap between residents' regular weekly shopping at supermarkets 30 to 45 minutes away.

Internet Cafe whereby we provide computers or access for customer's own mobile devices is a popular service.

Cash Out facilities replaces the requirement for an ATM.

Telephone Credits for all major prepaid phone services and **Photocopying** and **Fax** services also assist locals.

A **Free Lending Library** where anyone can borrow or leave books.

The only **Petrol** supplier within 15 km.



Our top quality kitchen in action



A coffee and conversation help any day.

What do you get when you buy the business?

Too often buying a business is a bit of a lottery. There are so many things you do not get told or are hidden during investigations of the business and the financial figures.

That is not the case here.

We implemented an excellent system to track all sales and business transactions. There are no hidden traps or unknown numbers. All information is available.

The business makes enough income to:

- Pay award wages to all staff including superannuation, workers compensation and all proper conditions. With at least two people on at any time, this works out at about 155 hours a week.
- Cover all operating costs.
- Pay a reasonable rent and council rates.
- There are also rooms in which those running the business can live on-site with plenty of back yard space for privacy and enjoyment.



The business sale price includes:

- All stock - in date and saleable
- All furniture and equipment - in good repair
- All contact details for suppliers and customers
- We also offer training in the systems and procedures, giving you the ability to efficiently run the business from day one and provide for a smooth changeover.
- If needed, we can also work alongside you in the initial stages until comfortable with going it alone. You just need to pay the relevant wages for our hours worked.



Wingello Village Store

Land & Buildings

The Basics

The Wingello Village Store is on a long block of 1619 sq metres. It was built over 100 years ago, and was extended and updated by various owners over time.

In the last five years we have repaired and replaced with new almost everything, resulting in a old fashioned style building with all the modern safety features you would expect. New wiring, new roof, insulation, replaced walls and floors and so on all

contribute to a great building, set for a long future as a village centre for years to come.

What do you get?

We have an independent valuation backing the building sale price.

The rental return provides a 6% gross return on your investment.

As the business includes the Post Office and only store in the village, security of tenure is reasonable ensured.



The store on a typical fine summer's day.



Maple Lane in Autumn

Interested?

If you want more information about the Wingello Village Store, please contact

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