

Peter Davey Ltd

architectural services

49 Park Drive
Rustington
West Sussex BN16 3DY
Mob: 07941 402217
Email: peterdavey67@btinternet.com

Viability Statement:

By:

Mr & Mrs Fryer

Site at:

**The Post Office Stores
Church Street
West Chiltington
RH20 2JW**

Oct 2025

1. Introduction

1.1. This statement is submitted in support of the application for Planning and Listed Building Consent for a partial Change of Use application at The Post Office Stores, Church Street, West Chiltington, RH20 2JW. The application comprises the following documentation:

- 1.1.1. Drawing 0457 / 100, 101 & 102
- 1.1.2. Design, Access & Heritage Statement
- 1.1.3. CIL Form
- 1.1.4. Marketing Statement
- 1.1.5. Viability Statement

2. Summary of Accounts

2.1. The property known as The Post Office Stores is a mixed use building consisting of a small retail store and post office with associated storage, attached to a four bedroom dwelling.

2.2. In recent years, particularly since the covid pandemic, the financial viability of the store/post office has reduced significantly. The current owners wish to retire and have attempted to market the whole building as a going concern since January 2023, without success.

2.3. The proposal is for a Change of Use to convert the Store and Post Office into residential accommodation for the benefit of the current dwelling to make the building more marketable.

2.4. The following appendices contain an extract of the official accounts registered to Companies House from years 21/22 to 24/25.

2.5. The accounts demonstrate the turnover has reduced from £219,240 in 2021, to £145,002 in 2025. The profit after tax was £5,220 in 2021. This became a loss of £9,156 in 2024 and a loss of £4,892 in 2025. This clearly demonstrates the viability of the business has diminished considerable in recent years despite no fundamental changes in the operation.

VILLAGE STORES WEST CHILTINGTON LTD
PROFIT AND LOSS ACCOUNT FOR YEAR ENDED 30TH JUNE 2022

	2022	2021
TURNOVER	202707	219240
Cost of Sales	116739	131640
Gross profit	85968	87600
Administrative Expenses	84086	81348
Operating Profit	1882	6252
Other interest receivable and similar income	0	0
Profit on ordinary activities before taxation	1882	6252
Tax on profit on ordinary activities	387	1032
Profit (Loss) on ordinary activities after taxation	1495	5220

VILLAGE STORES WEST CHILTINGTON LTD
PROFIT AND LOSS ACCOUNT FOR YEAR ENDED 30TH JUNE 2023

	2023	2022
TURNOVER	162498	202707
Cost of Sales	84645	116739
Gross profit	77853	85968
Administrative Expenses	78437	84086
Operating Profit		1852
Operating Loss	584	
Other interest receivable and similar income	0	0
Profit on ordinary activities before taxation		1882
Loss on ordinary activities before taxation	584	
Tax on profit on ordinary activities	0	387
Profit (Loss) on ordinary activities after taxation	(584)	1495

VILLAGE STORES WEST CHILTINGTON LTD
PROFIT AND LOSS ACCOUNT FOR YEAR ENDED 30TH JUNE 2024

	2024	2023
TURNOVER	145070	162498
Cost of Sales	79261	84645
Gross profit	65809	77853
Administrative Expenses	74965	78437
Operating Profit		
Operating Loss	9156	584
Other interest receivable and similar income	0	0
Profit on ordinary activities before taxation		
Loss on ordinary activities before taxation	9156	584
Tax on profit on ordinary activities	0	
Profit (Loss) on ordinary activities after taxation	(9156)	(584)

VILLAGE STORES WEST CHILTINGTON LTD
PROFIT AND LOSS ACCOUNT FOR YEAR ENDED 30TH JUNE 2025

	2025	2024
TURNOVER	145002	145070
Cost of Sales	82336	79261
Gross profit	62666	65809
Administrative Expenses	67558	74965
Operating Profit		
Operating Loss	4892	9156
Other interest receivable and similar income	0	0
Profit on ordinary activities before taxation		
Loss on ordinary activities before taxation	4892	9156
Tax on profit on ordinary activities	0	
Profit (Loss) on ordinary activities after taxation	(4892)	(9156)
