



- Well-established Mail Boxes Etc franchise trading in Inverness for over 27 years
- Prime Church Street city centre location with strong footfall and high visibility
- Ground floor leasehold premises extending to approx. 98m²
- Well-presented retail unit with glazed frontage, display windows and EPOS system
- Diverse service offering including print, mailboxes, shipping & business services
- Part of a global franchise network with 1,800+ centres across 40+ countries
- Strong operational support, marketing and training from Mail Boxes Etc UK franchisor
- Owner-run business with consistent year-on-year profitability and strong local reputation
- Excellent turnkey opportunity for new owner/operator





Description

Mail Boxes Etc is a well-established franchise business that has been successfully operating in Inverness for over 27 years. Ideally positioned on Church Street in the heart of the city centre's main commercial and business district, the business benefits from excellent visibility and strong footfall in one of Inverness's most prominent trading locations.

The business occupies the ground floor of a leasehold property and extends to approximately 98m² in total. This includes a well-presented 55m² sales area, complemented by a further 42m² of back-of-house space, along with WC facilities. The layout is both practical and efficient, providing a spacious working environment well suited to the operational needs of the business.

The business operates as part of the globally recognised Mail Boxes Etc network, a trusted international brand that provides immediate credibility and access to a proven and established business model. The franchise is supported by a robust worldwide infrastructure designed to assist franchisees in building and sustaining successful operations.

Trade

The business, trading as Mail Boxes Etc (MBE UK0023 – Inverness), operates Monday to Friday from 8:30am to 4:00pm and Saturday from 9:00am to 12:00pm, providing convenient access for both retail and business customers. The mailbox lobby is accessible 24 hours a day via secure coded entry.

It offers a wide range of services including printing, marketing, branded goods, stationery, graphic design, photocopying, and office supplies, alongside specialist auction logistics for high-value and fragile items. Core services also include pack-and-ship solutions with domestic and international delivery, and mailbox services such as physical mailboxes (with 24 hours access), virtual offices, and registered business addresses.

In addition, it functions as a Business Hub supporting local enterprises. As a franchise, it benefits from structured training, ongoing support, and established operational systems under a recognised brand, enabling consistency and growth. The business has demonstrated steady year-on-year profitability, reflecting a resilient and scalable model.

Staff

The business is owner-run on a full-time basis, ensuring hands-on management, strong customer service, and consistent day-to-day operational control.

Reason For Sale

The business is offered for sale due to the owner's retirement, presenting an excellent opportunity for a new operator to take over a long-established and successful franchise.



Location

The business is located in the heart of Inverness city centre, within the main commercial and business district, close to the bustling centre and historic Old Town, often referred to as the “Capital of the Highlands.” This highly prominent location benefits from strong levels of passing trade, excellent visibility, and consistent footfall throughout the year.

Inverness has a population of over 50,000 and the city continues to grow as a key regional hub for commerce, administration, and tourism in the Highlands.

As a major tourist destination, Inverness attracts thousands of visitors each year, particularly during the holiday season, when the population increases significantly. Visitors are drawn to the surrounding Highland scenery and historic attractions, further enhancing local trading conditions for businesses in the city centre.

The city also offers a wide range of amenities and leisure facilities, including three golf courses, Eden Court Theatre, an indoor swimming complex, two cinemas, ten-pin bowling, and a variety of restaurants, bars, and entertainment venues. This strong mix of retail, leisure, and tourism activity contributes to a vibrant and supportive trading environment for businesses located within the city centre.

The Property

The property is located in a pedestrianised area of Inverness Old Town within the Inverness Riverside conservation area, offering an attractive and historic city-centre setting with strong footfall.

The business occupies the ground floor of a substantial three-storey building that spans Church Street and Baron Taylor Street, providing excellent visibility and access from multiple directions.

Its position within a well-established commercial area, alongside complementary businesses, enhances customer flow and contributes to a strong and vibrant trading environment.

The Retail Unit

The property benefits from a fully glazed frontage with attractive double display windows and double-glazed entrance doors, providing excellent visibility and natural light to the sales area. The entrance vestibule includes secure mailboxes and a DX postbox, offering convenient access for postal services and is accessible via secure entry 24 hours a day.

Internally, the premises feature wood-effect laminate flooring throughout, creating a modern and low-maintenance finish. Four-part glazed sliding doors open into the main sales floor, which is spacious, well laid out, and designed to support efficient customer flow and service delivery.

The sales area is well-equipped with a dedicated counter and integrated EPOS system, supporting efficient day-to-day operations. Additional facilities include photocopiers, printers, and weighing scales for parcel preparation.

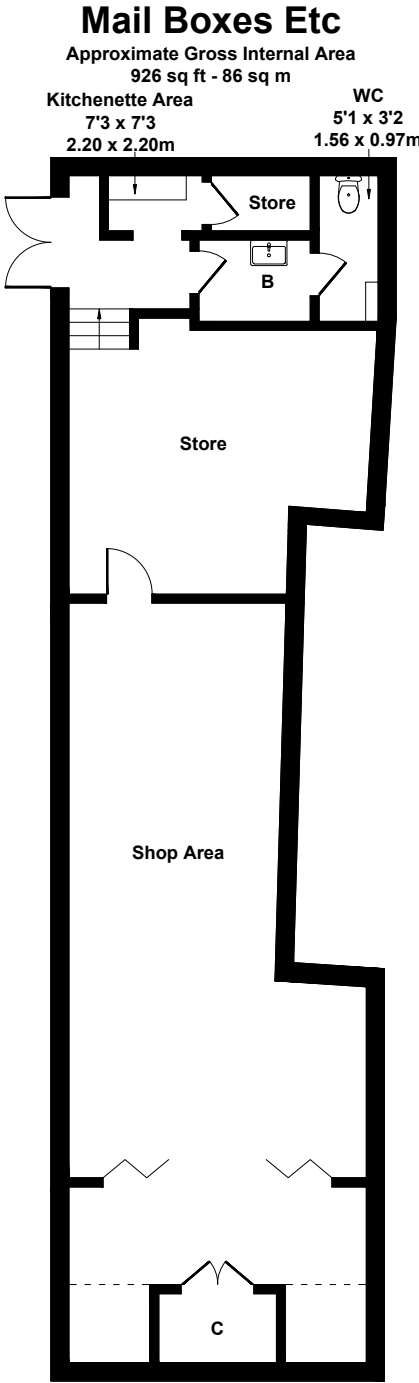
A separate counter area is provided for packaging, complemented by a free-standing desk that offers additional workspace.

The equipment inventory includes a large-format A0 black and white printer, along with two high-capacity photocopiers and scanners (Xerox and Konica Minolta Bizhub), ensuring comprehensive printing and document handling capabilities.

To the rear of the shop is a further preparation area, which includes additional equipment, desk space, seating (including a sofa), and storage facilities. From here, stairs and a door provide access to a kitchenette, WC, and an additional storage cupboard. The fire escape is also located here, providing practical back-of-house functionality.

Lease

The premises are held on a leasehold basis at an annual rent of £20,000. The current lease is due to expire in 2027, and there is no reason to suggest that it will not be renewed or continued, subject to normal landlord agreement.



Not to Scale. Produced by The Plan Portal 2026
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Development Opportunities

There are several development opportunities available to a new owner.

Existing service lines are already profitable and could be further expanded through enhanced marketing, stronger engagement with local businesses, and increased sales activity. Extending opening hours also presents an opportunity to capture additional trade.

Further growth potential exists through the introduction of a mobile service, enabling the business to operate beyond the premises and reach a wider customer base across Inverness and the surrounding area.

In addition, there is scope to acquire an additional Mail Boxes Etc franchise, supporting brand expansion and creating potential economies of scale across multiple locations.

Training and Support

A comprehensive training and support package is provided by the Mail Boxes Etc. UK franchisor, ensuring franchisees are fully equipped to operate the business successfully. This includes an initial two-week intensive training programme, with ongoing support throughout the life of the business. Please note that training is subject to an additional cost.

The franchise agreement is offered on a 10-year term, providing long-term security within an established network. Franchisees benefit from strong central support, with a focus on people development and business growth.

Support includes pre-opening assistance, guidance on site selection, and operational support within the designated area. Franchisees also receive pre-launch preparation and ongoing training, including on-site experience at some of the network's most successful locations.

Extensive national marketing support is provided to enhance brand awareness and customer engagement. In addition, franchisees benefit from regular business planning and sales coaching to support sustained performance and growth.

As part of the wider network, franchisees benefit from the strength of the Mail Boxes Etc. system, including collaborative opportunities and access to multiple revenue streams.

Services

The premises benefit from mains electricity, water, and sewage connections. High-speed broadband is also installed, providing reliable and efficient internet access suitable for day-to-day business operations, including communications, printing, and EPOS systems.

Accounts

Full accounting information will be made available to interested parties subsequent to viewing.

EPC Rating

The EPC rating for the retail unit is F (98), reference 0786-1946-8333-1950-9020.



Title Number

The title number for the retail unit is INV491.

Rates / Council Tax

The retail unit has a rateable value of £15,400 as of April 2026 (Property Reference: 06/08/147395/9). Eligible applicants may qualify for business rates relief; further details should be obtained from the Highland Council Assessor.

Website

Mail Boxes Etc benefits from a dedicated website at <https://www.mbe.co.uk/>, which supports brand visibility, customer engagement, and access to its full range of services across the UK network.

Plans

An indicative plan is available upon request from the selling agents ASG Commercial.

Price

A guide price of £59,000 is sought for the franchise, including goodwill and trade contents (as per inventory), but excluding personal items. Stock will be charged separately at valuation. Training fees payable to Mailboxes Etc are additional and can be discussed upon application.

Finance & Legal Services

ASG Commercial Ltd is in touch with several lenders who provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

Directions

See location map. What3words reference is `///after.backup.else`

Viewing

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 1 Cromwell Road,
Inverness, IV1 1SX

Tel: 01463 714757
E: admin@asgcommercial.co.uk
Web: www.asgcommercial.co.uk

Offers

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.

