



**Price/premium** £100,000

**Rent** £9,000 Per annum

**Size** 360 Square feet

**Ref** #3304

## Address

**Address:** Ansells Butchers, 42a Bond Street

**Postcode:** TW20 0PY

**Town:** Englefield Green, Egham

**Area:** Middlesex

## Location

The business is located in a predominantly residential road off the A328 St Jude's Road, which is the main shopping area of the village.

## Description

**Leasehold – Guide Price: £100,000.** *Inclusive of goodwill, fixtures, fittings, and equipment*

An excellent opportunity to acquire this highly profitable butcher's business, which benefits from exceptionally low overheads and a strong turnover generated through both retail and wholesale channels.

The business operates from well-presented premises comprising approximately 360 sq ft of retail space, along with a separate external meat preparation area, walk-in chiller, and freezer. A forecourt at the front provides convenient customer parking.

Detailed accounts demonstrating impressive net profits are available to genuinely interested parties following an initial viewing.

This long-established business is being offered for sale due to the impending retirement of the current owners, who have successfully operated here for over 35 years—resulting in considerable goodwill.

We understand the current rent is approximately £9,000 per annum for both the shop and rear yard. The landlord is open to granting a new lease on these premises.

**All enquiries must be directed through our agency.**

*Please do not visit the premises without a prior appointment.*

## General Information

|                            |                                                                                                                       |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>Tenure:</b>             | Leasehold                                                                                                             |
| <b>Price/premium:</b>      | £100,000                                                                                                              |
| <b>Rent:</b>               | £9,000 Per annum                                                                                                      |
| <b>Legal fees:</b>         | Both parties to be borne by the ingoing tenant/purchaser                                                              |
| <b>Rateable value:</b>     | The VOA website states a R.V. of £4,350. The property should benefit from SBR relief, subject to the usual criteria,. |
| <b>Lease details:</b>      | New lease for a term to be agreed.                                                                                    |
| <b>Trading hours:</b>      | Five days per week. Tuesday to Friday 09.15- 17.00 (16.00 Saturday).                                                  |
| <b>Years established:</b>  | 35                                                                                                                    |
| <b>Employees:</b>          | Three part time.                                                                                                      |
| <b>Client involvement:</b> | Both owners work full time in the business.                                                                           |

## Features

- ✓ Business for sale
- ✓ Discretion required
- ✓ Early viewing recommended
- ✓ Forecourt
- ✓ High advised turnover
- ✓ Long established
- ✓ Rates Relief should apply
- ✓ Turnkey opportunity
- ✓ Viewings by appointment only
- ✓ Well presented
- ✓ Yard area

## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

