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GEOFF'S FAMILY BUTCHERS

622 WOLSELEY ROAD, ST. BUDEAUX, PLYMOUTH, DEVON, PL5 1TE

- Highly profitable bakery and butchers, consent for takeaway and cooked food
- Thriving shopping parade in established residential/commercial area
- Modern lock-up premises comprehensively fitted and equipped throughout
- Sales shop, kitchen/preparation area, freezer stores, WC and parking
- Turnover approx. £202,500pa with excellent net profit approx. £47,000pa
- Reputable and well established business
- Retirement sale after 25 years, viewing strongly recommended



This successful and well established butchers and bakery business occupies an enviable main road trading position in this thriving shopping parade in Wolseley Road, serving the densely populated residential and commercial suburb of St. Budeaux in Plymouth. There are a full and varied selection of businesses represented nearby, all of which combine to serve the needs of the surrounding communities. Consequently, the business enjoys an excellent and profitable year round trade.

Plymouth, with a population of over 264,000 is the largest city in the West Country. Largely rebuilt since World War II it is now a thriving industrial and commercial centre and is still one of the Royal Navy's principal base and warship repair dockyards. The city has excellent educational, recreational and entertainment facilities and access to the rest of the country is gained by road via the A38/M5 motorway and by rail. Europe is also accessible by the car/passenger ferry which is operated from its terminal at Millbay Docks.

The premises comprise a modern lock-up unit, comprehensively fitted and equipped throughout, with well appointed sales shop, kitchen and preparation areas, freezer stores, staff toilet and a private car parking space to the rear. An early viewing appointment is highly recommended to fully appreciate the location and appeal of this reputable and well established concern, which is only now offered for sale as our client is looking to retire after 25 years.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR [Approx. 60sqm total]

SALES SHOP A smart well appointed sales shop comprehensively fitted and equipped throughout with tiled floor, suspended ceiling with integrated lighting, chilled serve over counter, pasty display/servery unit, four-decked baking oven, digital till, four-ring hob, commercial meat slicer, fly killer, four chest freezers, stainless steel wash-hand basin, stainless steel preparation counters, window display section.

PREPARATION/KITCHEN AREA With commercial floor, butchery block, "Butcher Boy" unit, commercial sausage filler and small storage area.

UTILITY AREA Commercial floor covering, stainless steel sink unit, vacuum wrapper.

SEPARATE WC

WALK-IN REFRIGERATION UNIT

STOCKROOM With secondary back-up refrigeration unit, vegetable preparation machine, microwave, fly killer, shelving, potato rumbler and door to outside rear.

OUTSIDE Directly to the front of the property is a paved forecourt area. To the rear is an individual private car parking space together with a bin store.

THE BUSINESS

TRADE is that of a **HIGHLY PROFITABLE BAKERY AND BUTCHERS** which enjoys an enviable trading position in this thriving shopping parade serving this popular residential and commercial area of Plymouth.

The business is **WELL ESTABLISHED** and has been in the **PRESENT HANDS** now for the past 25 years. During our client's tenure, they have established an excellent reputation with consistent year round trade and the business is now only **OFFERED FOR SALE** as our clients are looking to retire.

The business is currently **RUN** by two proprietors with two part-time members of staff. We understand that the current **OPENING HOURS** are from 8.30am to 3.00pm Monday to Saturday.

We understand that the premises have consent for takeaway and cooked food, offering potential for future development.

The business enjoys an **EXCELLENT AND PROFITABLE YEAR ROUND CUSTOM** serving the surrounding communities with a strong and loyal customer base.

We understand that the **ANNUAL TURNOVER** amounts to approx. £202,599 achieving a **VERY HEALTHY NET PROFIT** of approximately £47,181. We understand that, of this turnover, the sales are split 50/50 between bakery and butchery sales. Additional trading figures can be made available to serious buyers once they have inspected the premises.

We understand that **STOCK** to be taken over at valuation upon completion should amount to approx. £3,000 - £4,000.

BUSINESS RATES For information on the rates applicable to these premises, please visit the Valuation Office website (www.voa.gov.uk).

TENURE We understand that the premises are held on a 10 year commercial Lease from February 2016 at a current passing rental of £2,825 per quarter, exclusive of rates, subject to rent reviews every third year, with the tenant responsible for the standard repairing and insuring covenants. We understand that the lease is subject to the standard renewal provisions of the Landlord and Tenant Act and we understand that the landlord is happy to provide a new lease to a prospective buyer. For fuller details, please contact the agents.

An excellent opportunity to acquire a well established and profitable bakery and butchers which enjoys an enviable reputation with consistent year round custom.

Price :: Leasehold : £24,950.00 SAV SOLE AGENTS

Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

VIEWING

Our clients require that **all viewings must be arranged by prior appointment through our offices**. Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

PROFESSIONAL SERVICES

We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions**. Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20 (24hr answering service)**.

MORTGAGES

Contact our offices now for all your mortgage requirements. Plymouth (01752) 20 60 20.

