

BUTCHERS

SAWSTON, CAMBRIDGESHIRE

REF: B34316E

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www.emfgroup.com

COMPLETION OF A NON-DISCLOSURE FORM WILL BE REQUIRED TO RELEASE FURTHER INFORMATION ON THIS LISTING



For further information or the accounts click to [COMPLETE ONLINE NON-DISCLOSURE FORM](#)

- Long Established & Well Regarded
- 5 Bedroom Flat Above Included
- Ideal High Street Location
- Experienced Staff
- 5 Star Food Hygiene Rating
- Traditional Butchers Shop + Wholesale
- Car Parking
- Consistent Turnover & Profit Margins
- Very Well Equipped
- Contact Us to Arrange a Viewing

LEASEHOLD: £165,000

For the benefit of the leasehold, goodwill of the business, fixtures, fittings and equipment. Stock payable in addition on completion at valuation. This is a business for sale as a going concern.

Can we help? Call us on
01603 662 662

BUSINESS TYPE: Butchers

TENURE: Leasehold

FOR SALE AS A GOING CONCERN: Yes

ACCOMMODATION INCLUDED: Yes

REASON FOR SALE: Retirement

INTRODUCTION

EMF are pleased to be appointed to bring to the market this long established and well regarded high street butchers situated in the large busy village of Sawston, approximately 7 miles south of Cambridge.

Suitable either for an owner operator who is looking to take on a successful business for themselves or alternatively for someone already operating in the sector who is looking to expand further by acquiring an additional shop.

A consistent and strong financial performance, coupled with a great staff team make this a very attractive proposition, even more so when you add in the 4/5 bed duplex apartment above that is included within the lease.

For further details and to arrange a viewing please contact us at your earliest convenience.

THE BUSINESS

The business has been in the family for many years and as such is now a mainstay of the local community particularly given its ideal location on the high street.

As well as the retail side, the business also enjoys a good level of catering sales to local hotels, pubs, takeaway vans and similar. This gives the business good diversification and there would appear to be scope to extend this further if so wished.

The business benefits from a significant turnover with a profit margin to match which has been enjoyed at a regular level for many years. The rent currently being received from the apartment above further adds to this, although a new owner may of course prefer to utilise the property for their own personal use. There is also a refrigerated sign-written van included with the sale to aid deliveries to the catering customers.

PREMISES

The shop is well positioned on the high street and offers a warm welcome through its glazed frontage underneath a traditional red and white canopy. Vehicular access is also provided to the side leading to the rear car park, part of which is included in the lease and provides space for approximately 4 cars and bin storage.

There is a good size customer area to the front with a large refrigerated unit providing lots of room to display all the various offerings available. A further refrigerated open-fronted display unit can also be found here for self service as well as a number of wooden dressers displaying other products. To the rear of the counter is the staff service area with a computerised scale and till EPOS system with 3 screens plus a further in the back room, all of which are linked. There are a range of stainless steel work surfaces complete with a cheese slicer, cooked meat slicer, and cooked produce vacuum sealer. There is also a large wooden chopping block, hand wash sink and a clingfilm heat wrap. The shop benefits from non-slip vinyl flooring, tiled walls, a range of spot lighting and air conditioning, as well as being alarmed.

Moving through to the rear part of the shop you will find the cutting and prep. rooms. To one side there is a stainless steel sink and drainer with separate hand sink, a further wooden chopping block, sausage filler, burger press, mincer and boiler. The other side is fitted out with stainless steel work surfaces, wooden chopping block, meat hanger and hooks and a raw meat vacuum sealer. Further still to the rear is an inner lobby from the rear door with staff w.c, 2 walk-in fridges, one with a walk-in freezer inside, and then a third walk-in fridge currently switched off and used as storage but potentially able to be used again for its intended purpose if so wished.

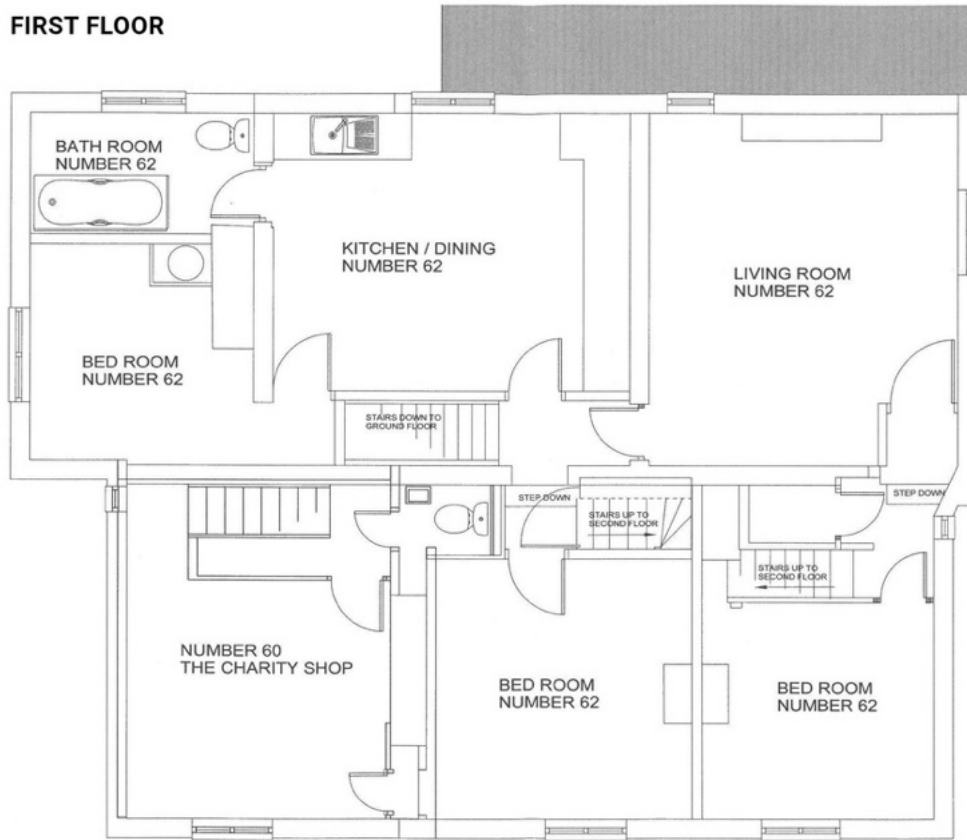
ACCOMMODATION

Via an independent door to the rear an internal staircase leads up to the 4/5 bedroom apartment spread over 2 floors at first and second floor level with an open plan kitchen/diner and separate lounge. A quirky and interesting property of a very good size which is currently being rented out for £765 per month, however this could be made available for a new owner's personal use if required.

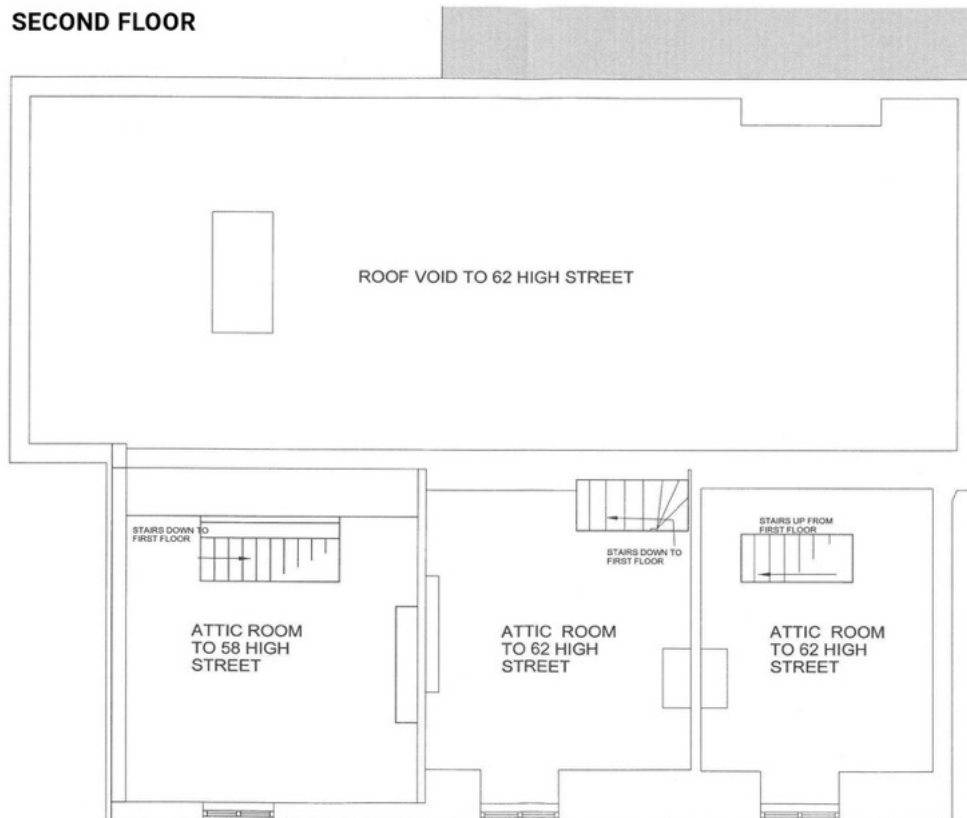




FIRST FLOOR



SECOND FLOOR





ADDRESS:

B. Searle & Sons Butchers
58 High Street
Sawston
Cambs
CB22 3BG

ADDITIONAL INFORMATION

REFERENCE NUMBER

B35316E.

OPENING HOURS

7:00am to 5:00pm Mon, Weds, Thurs & Fri. 7:00 to 12:00pm Tuesday & 7:00am to 1:00pm Saturday.

TENURE

Leasehold. 10 year lease from 24.06.21.

The purchaser will be responsible for the landlords costs and fees in connection with the assignment of/or the grant of a new lease.

RENT PAYABLE

£19,000 per annum.

RATES PAYABLE

Currently Nil. We are advised that the business benefits from Small Business Rate Relief.

This information has been provided to us by the vendor and any interested party is advised to enquire of the local authority to check the position with regards to business rates that will apply to a new owner.

STAFF

5 at the time of take on - 4 full time, 1 delivery driver.

ENERGY PERFORMANCE CERTIFICATE

Where applicable the Energy Performance Certificate is available on request.

PRICE

£165,000.

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VIEWING

Call our East Anglia office on (01603) 662 662 to make an appointment.

DISCLAIMER

All measurements and sizes for general guidance only. Please note fixtures, fittings and equipment have not been tested.