

# Jonathan Hunt

ESTATE AGENCY

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**37a High Street, Buntingford, SG9 9AD**

**Price Guide £239,950**

**High Street Shop for Sale or Rental**

Previously a thriving Butchers shop, the property is now available with plenty of counter and displays designed for showcasing meat and other products to customers and a refrigerated room and freezer which are essential for storing perishable goods. The shop comes with off-street parking for one vehicle, w/c and brick-built storage sheds to the rear providing additional space for storing equipment, inventory, or supplies related to the business.

Keys available for viewings.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



# 37a High Street, Buntingford, SG9 9AD

SHOP pic 1



SHOP pic 4



SHOP pic 2



PARKING



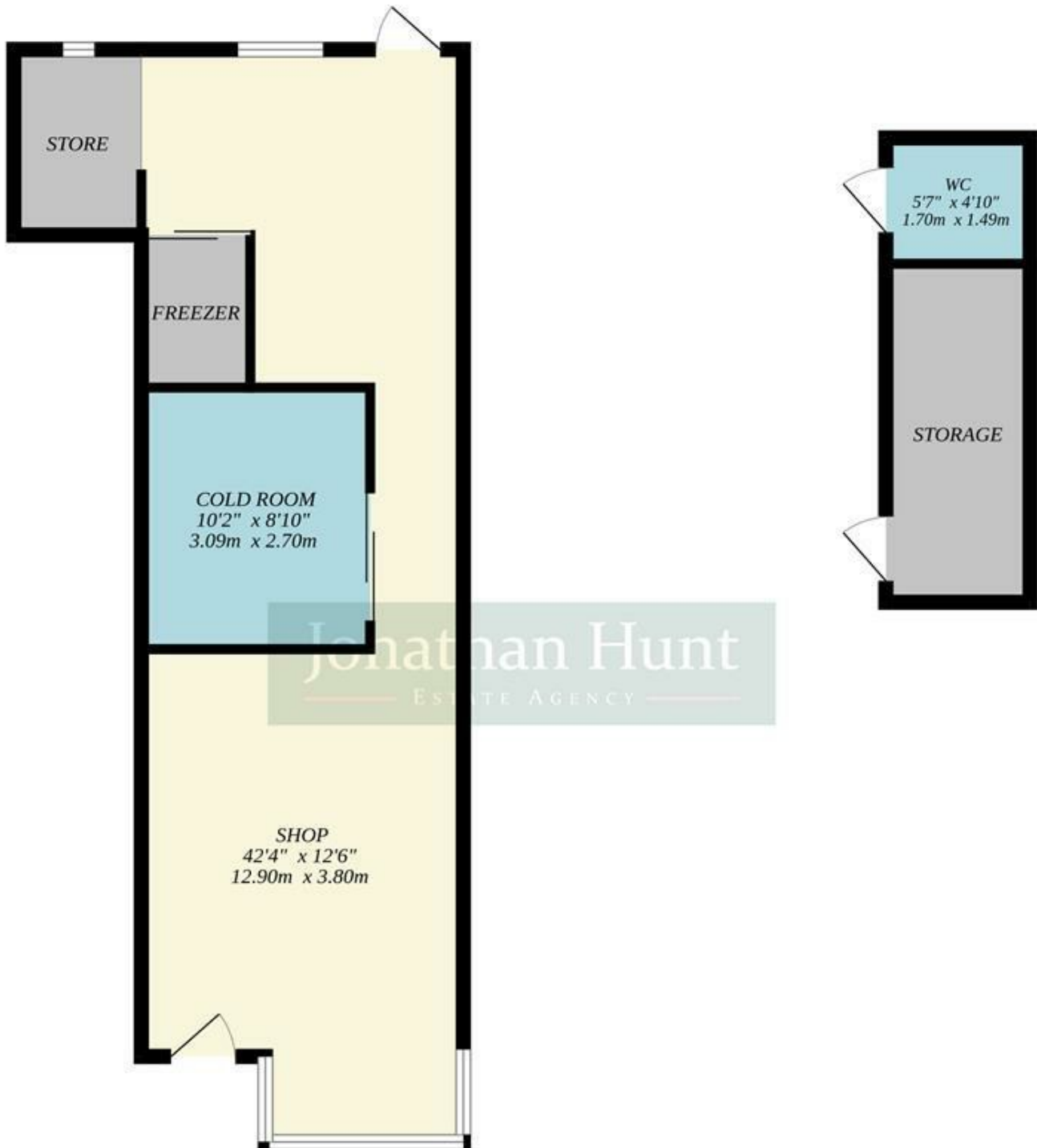
SHOP pic 3



| Energy Efficiency Rating                    |           |
|---|-----------|
|   | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) <b>A</b>                          |           |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            | 45        |
| (21-38) <b>F</b>                            | 45        |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| <b>England &amp; Wales</b>                  |           |
| EU Directive 2002/91/EC                     |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|
|   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>  |           |
| (81-91) <b>B</b>  |           |
| (69-80) <b>C</b>  |           |
| (55-68) <b>D</b>  |           |
| (39-54) <b>E</b>  |           |
| (21-38) <b>F</b>  |           |
| (1-20) <b>G</b>   |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| <b>England &amp; Wales</b>                                      |           |
| EU Directive 2002/91/EC   |           |

GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



BUTCHERS SOP

TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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