



## Chester Street, St. Asaph LL17 0RE £189,950

Monopoly Buy Sell Rent are pleased to offer this well-established, successful business located in the Cathedral City of St Asaph. The building has been a butcher's shop for generations and has been run by its current owner for 40 years. He feels it is now time to pass the torch on to the next owners who can further build on its excellent reputation in the area and further grow the business. The business comes with the shop with a one-bedroom flat above with sitting tenants and all fixtures and fittings included. The owner is happy to discuss the business with any potential new owners and arrange access to view the property,

A Fantastic Opportunity!

- Established Business For Sale
- One Bedroom Rental Property Above
- Close To Local Amenities
- Building has been a Butchers since the 1800's
- Owned and Ran By Current Owner for 40 Years
- Freehold Property
- Accounts Available On Request
- Business Rateable Value £5200 with additional Small Business Relief



## Front Of Shop

5.00 x 3.86 (16'4" x 12'7")

The beautiful shop front faces out onto Chester st with a large window display area. The shop itself has a large display fridge with two large cutting blocks, the walls are part tiled with plastic covering to the lower part with antislip safety flooring throughout.

## Central Room

5.00 x 3.40 max (16'4" x 11'1" max)

The central room houses a large walk-in fridge with additional fridges and freezers surrounding the stainless steel worksurfaces. There is a vacuum packer, meat slicer and ample workstations. The floor has an antislip safety floor covering with a blend of plastic and tiled walls.

## Rear Room

5.59 x 2.40 (18'4" x 7'10")

The rear room has an array of freestanding stainless steel workstations with a double sink with a drainer on either side, a large oven, wall mounted Worcester gas boiler and stairs leading to the first floor. The floor is concrete throughout with a drain located centrally.

## First Floor

### Landing Area

3.81 x 2.42 max (12'5" x 7'11" max)

The landing has antislip safety flooring with built-in storage and access to the flat, staff WC and airing cupboard. There is plumbing for a washing machine with a window overlooking the rear of the building.

### Staff WC

1.54 x 0.82 (5'0" x 2'8")

A convenient cloak with low flush WC and wall-mounted hand basin.

### Flat

## Lounge

5.00 x 3.57 max (16'4" x 11'8" max)

The large lounge has a brick fireplace with an inset electric fire and is carpeted throughout. There is ample space for seating with a staircase leading up to the mezzanine bedroom and an archway leading to the dining room. A door leads into the kitchen with a wooden framed double-glazed window overlooking the front of the building.

## Kitchen

3.46 x 2.18 (11'4" x 7'1")

A well-appointed kitchen with ample base and wall units. There is a built-in breakfast bar with an integrated single oven, induction hob, stainless steel sink and grey work surfaces

## Dining Room

3.49 x 2.71 (11'5" x 8'10")

The dining room is carpeted throughout with ample space for a family dining table. A door leads to the bathroom with an archway opening out into the lounge.

## Bathroom

1.66 x 1.48 (5'5" x 4'10")

A beautiful bathroom with a full-size bath with an electric shower over and a glazed shower screen. The room also has a low flush WC, pedestal sink and mirrored vanity unit with fully tiled walls and laminate flooring. There is some additional space between the bathroom and dining room as a small inner hallway to hang coats and store footwear.

## Mezzanine Master Bedroom

4.42 x 2.66 (14'6" x 8'8")

The master bedroom is accessible via a staircase from the lounge and offers a great space. The velux window allows lots of natural light with ample space for wardrobes and a large double bed.

## Additional Information

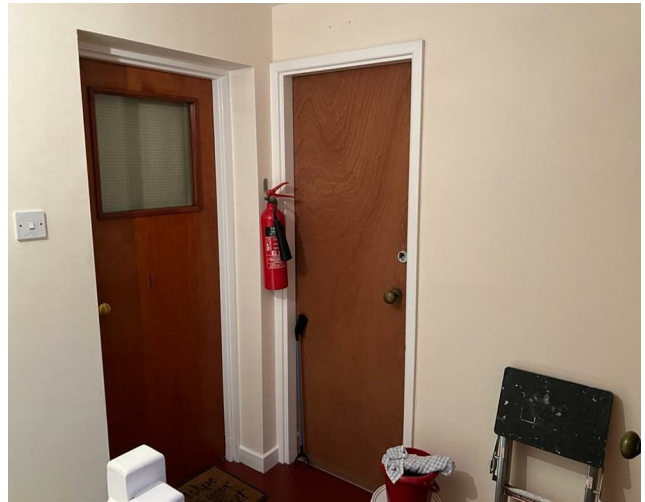
The butchers already produce fresh baked goods



in-house and this could be enhanced by any future owners to entice workers and pupils from the local schools at lunchtime. A company vehicle is also available by separate negotiations which is currently used for delivery purposes.











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>	
(21-38) <b>F</b>	
(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

**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

