



Debman's Butchers

Ref: 1418269

101 Cliff Lane, Ipswich, Suffolk, IP3 0PQ

Freehold: £300,000

Turnover for the Y/E 30/06/2023: £319,252

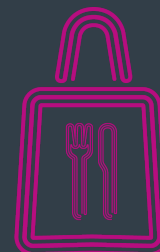
Gross profit for the Y/E 30/06/2023: £115,980

Potential to increase existing trade

Situated in the heart of the local community

3 bedroom property included

Finance available, subject to status, via Christie Finance. Energy Rating C



A rare opportunity to acquire a family owned and operated butchers, which has been passed down from one generation the next and run by our clients for over 32-years.

It is ideally positioned on the outskirts of the town centre and benefits from being within the heart of a residential housing estate.

The business occupies the ground floor, with further storage and chiller areas to the rear, alongside access to the residential property. This opportunity comes with a three bedroom house, located directly next door.



Location

Situated within the heart of a residential housing estate on the outskirts of Ipswich town centre, Debman's butchers is located on Cliff Lane itself.

The butchers sits within a shopping parade, which includes various other businesses and benefits from being on a main road with high visibility.

The location is primarily accessed by the A14 and A12 leading south, towards Essex and London and north, towards Bury St. Edmunds.

The Opportunity

This profitable business has been privately owned and operated by our clients for over 32 years after inheriting the business from Mr Debman's father. The store offers an opportunity for further growth by extending the opening hours and increasing the promotional stock. Our clients are selling for retirement purposes.

Sales are mainly derived from the sale of fresh meats, BBQ foods and additional local products on offer.



Internal Details

The butchers has a mainly open plan sales area of approximately 280 sq./ft (26sq/m) and is fitted and equipped for the sale of fresh meat goods, including chilled and frozen products.

The main sales till is located at the front of the store, with additional under counter displays. There is also a meat preparation area, chiller and walk in freezer located to the rear, with further access to the rear garden and residential property.

Fixtures & Fittings

We are advised by our clients that the fixtures and fittings are wholly owned and will be included within the sale.

Trading Information

Management accounts for the period ending 30/06/2023 show sales of £319,252 and a Gross profit of £115,980.

Staff

The Transfer of Undertakings Protection of Employment (TUPE) regulations shall apply to all employees, requiring purchasers to offer continuity of employment to all staff.

Business Rates

The VOA web portal states that the Rateable Value (1st April 2023 to present) is £4,700.





External Details

Outside offers free, short stay customer parking and right of way access to the rear, with gated access.

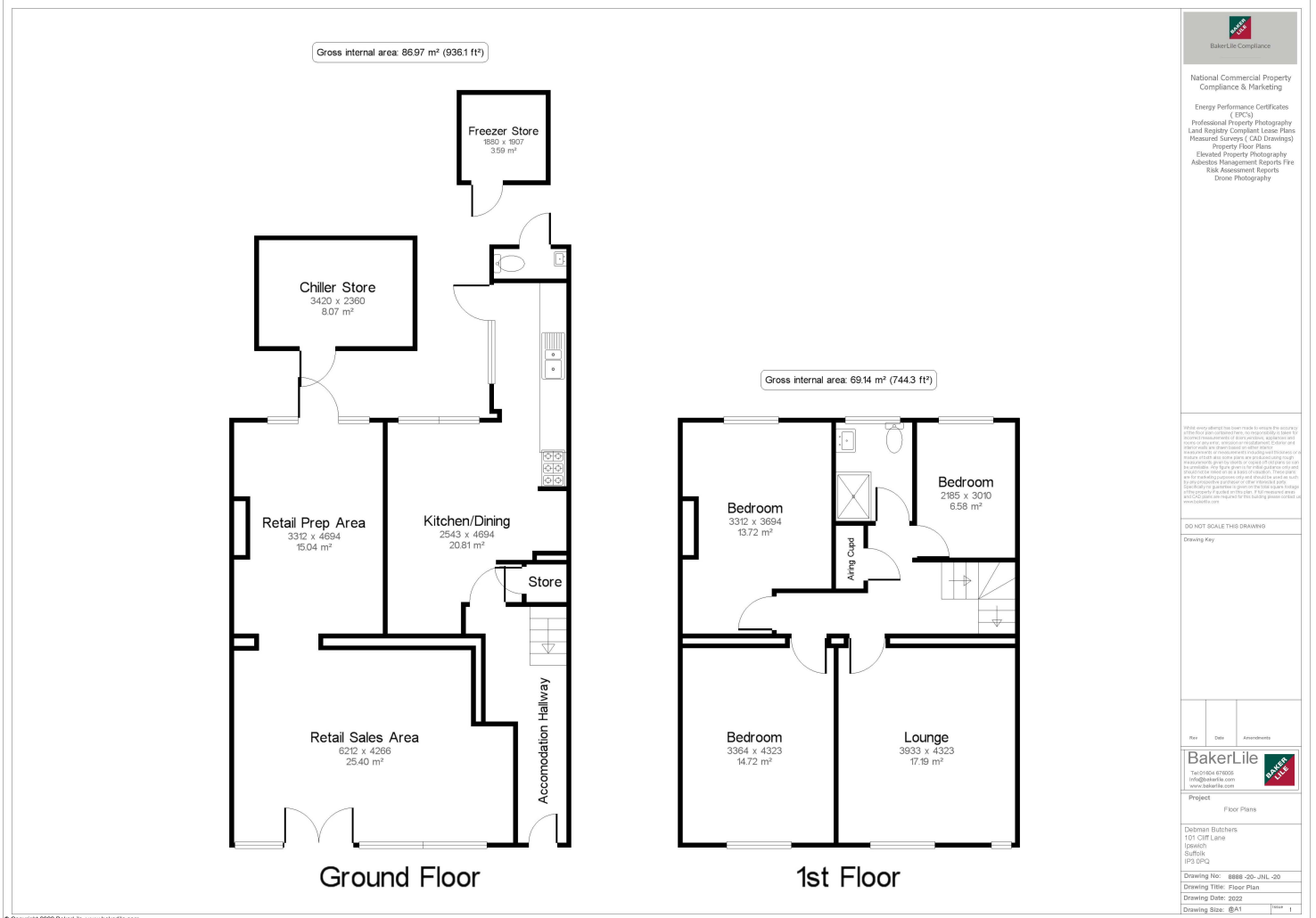
Trading Hours

Business opening hours:

Monday - Closed
Tuesday - 7:30am - 3:30pm
Wednesday - 7:30am - 1:00pm
Thursday & Friday - 7:30am - 3:30pm
Saturday - 7:30am - 1:00pm
Sunday - Closed

Owner's Accommodation

The opportunity comes with a three bedroom property comprising an open plan kitchen/dining area downstairs, with a lounge and spacious bedrooms upstairs. There is also a rear garden with secure gated access.



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Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Ipswich



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189