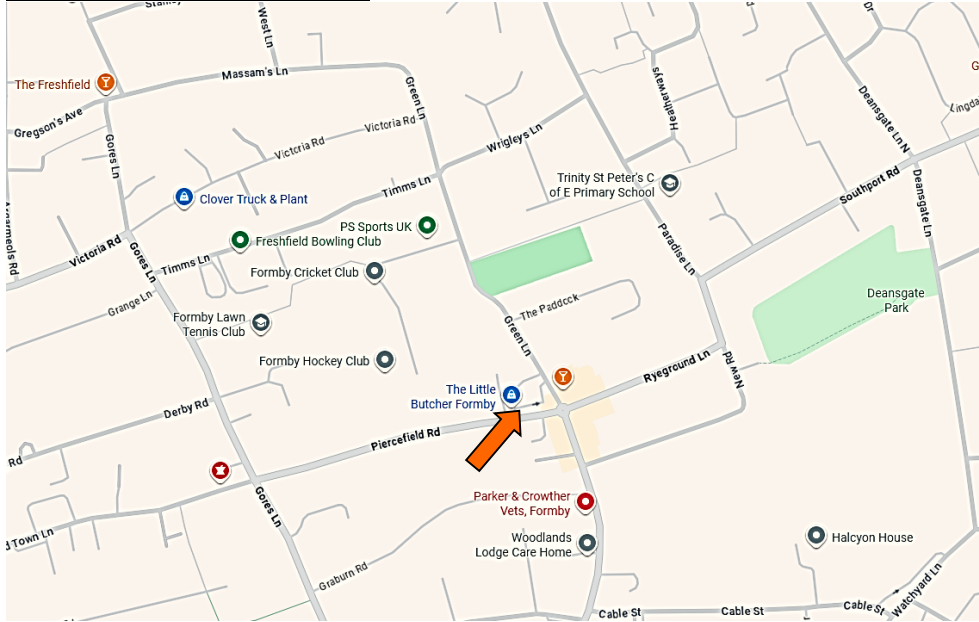


A LOAN should be available to a suitable Applicant subject to Status.

VIEWING By prior Telephone Appointment ONLY through the SOLE SELLING AGENTS Saville & Woods Ltd.

PLEASE DO NOT VISIT THESE PREMISES WITHOUT A PRIOR TELEPHONE APPOINTMENT OR APPROACH A MEMBER OF STAFF.



Money Laundering Regulations 2003: Prospective Purchasers will be asked to produce identification documentation prior to proceeding with Sales & Lettings. We respectfully ask for your co-operation in order that there will be no delay in agreeing the sale.

THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED
ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT

**Saville
& Woods**
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BUTCHER'S BUSINESS

TRADING AS 'THE LITTLE BUTCHER'

47 PIERCEFIELD ROAD,

FORMBY

MERSEYSIDE

L37 7DG



Registered Office: Gresham House, 5-7 St Pauls Street, Leeds, LS21 2JG VAT reg. no: 166111096 Company reg. no: 1209003 england

An opportunity to purchase A very solid Business carried on from an extremely well-fitted ground-floor leasehold lock-up shop in Formby. The Property is in a prominent Precinct Trading Position that benefits with ample free customer parking and the shop itself and has undergone a thorough transformation under the direction of the current owner, but provides an excellent trading environment for a butcher's Business. Little expense has been spared in creating a very well-fitted shop which could be held up as an example of "how to do the job properly". From Air Conditioning, Electric Roller shutters, Non-Slip Flooring to Low Energy Lighting and the quality of shop fittings in the shop to the Walk-In Refrigerator in the Rear, this place has everything in place. This is a Good-Sized Shop (Circa 450 sq. ft.) with Rear Kitchen/Store (with the Walk-In Refrigerator) and a Separate W.C. To Rear there is a further Tenants Parking and Delivery/Service area. It is inconceivable that any photograph of this Property and Business could do it justice, and so we strongly encourage interested parties to carry out their own interior inspection. Piercefield Road, Formby is a well-established, relatively affluent residential area in the Freshfield/Formby area of Sefton, Merseyside. This Business has been able to establish itself as a place where customers travel to in order to obtain the quality of meat on Offer. There is ample Scope to continue expanding on what the current owner has achieved.

There is a Walk-Through Video available at <https://youtu.be/3uaoWt5SJQI>

Full details are as follows:-



SALES SHOP 25' X 12'10 with Modern Shop Front having Electric Roller Shutters to Front, Low Energy LED Lighting, Non-Slip Floor Covering, Mat Well, 1 X 2 Meter 'Igloo' Refrigerated Display Serve-Over Counter, 'Infrico' Tall Display Refrigerator, 1 X 1 Meter 'Igloo' Refrigerated Display Serve-Over Counter, 'CAS Pay & Weigh Scales, 'Adam' Electronic Scales, 'Olivetti ECR 6800' Departmental Till, 1 x 2 Tier Stainless Steel Prep Table, 1 X 2 Tier Stainless Steel Wheeled Preparation Tables, Further 2 Tier Stainless Steel Preparation Tables, Microwave Oven, 'Smeg' Counter Top Oven with Cater-Cook Stainless Steel Table below, 'Mantle' Cling Film Packaging Machine, 2 Tier Stainless Steel Preparation Table, 2 Meter Stainless Steel preparation Table with Green Chopping Board

Surface,, 'Apollo' Timber Butcher's Block with Stainless Steel Table & Stainless Steel Splashback, 'Henkelman vacuum systems jumbo 42' Vacuum Packaging Machine, 2 Further Stainless-Steel Tables, 'Buffalo Mincing Machine, Interior Vinyl Wall Boarding, 2 Chalk Notice Boards, Illuminated Suspended Ceiling with Low Energy Lighting, 'Hitachi' Air Conditioning Machine, Stainless Steel Wash Hand Basin with Splashback, Wall Electric Clock.

REAR STORE 7'3 X 10' with Walk-In Refrigerator, Various Stainless-Steel Bowls, Strip Light,

KITCHEN AREA 7' X 3'1 with Single Drainer Stainless Steel Sink Unit having Mixer Taps, Fitted Shelving, Electric Kettle.

SEPARATE W.C. (Low Suite) with Corner Washbasin

OUTSIDE – Rear tenants Car Park providing a Delivery & Service Area.

THE TURNOVER of the Retail Business averages £3,500 P.W. Per Week at an average Gross Profit of approx. 39.5%

THE CURRENT TRADING HOURS are;

Wednesday, Thursday, Friday 8.00 a.m. to 5.00 p.m.

Saturday 8.00 a.m. to 3.00 p.m.

Closed Monday, Tuesday & Sunday

THE BUSINESS which has been in the same hands since 2022 and has been capably managed by the Owner 1 Part-Time Casual assistant (less than 10 hours per week) and is offered for sale to allow the Owner to take Retirement. Thus presenting a rare opportunity to acquire an Established Butcher's Business Fully Fitted for trade and in such a desirable location.

THE WHOLE of the above is held on a Secure 5 Year Lease from 18/02/22 at a current rental of £8,000 P.A. The Landlord has already confirmed that they are quite happy to renew the lease.

THE PRICE for the VALUABLE LEASE, BUSINESS, FIXTURES & FITTINGS is the sum of:

£49,995 (FORTY-NINE THOUSAND NINE HUNDRED & NINETY-FIVE POUNDS)

Plus Stock at Valuation