

FOR SALE

TSR

TOWLER SHAW ROBERTS

UNIQUE BUSINESS OPPORTUNITY IN SOUGHT AFTER MARKET TOWN LOCATION



**3 HIGH STREET
CHURCH STRETTON
SHROPSHIRE
SY6 6BU**

- A unique business opportunity to acquire a well-established and highly regarded delicatessen within the heart of the popular Market Town of Church Stretton. Specialising in a wide variety of quality food cooked on the premises.
- Offers in excess of **£100,000** are invited for the existing business as an active going concern to include trade fixtures and fittings with stock at valuation in addition
- The ground floor retail premises are available To Let on a new Lease. Rent: **£10,000** per annum exclusive.

Call 01743 243900

www.tsrsurveyors.co.uk

Location

The popular market town of Church Stretton is located in the Shropshire Hills, alongside the A49 trunk road, approximately 13 miles south of Shrewsbury and 15 miles north of Ludlow. The town is a popular tourist destination, local service centre and has a good range of amenities and a railway station.

Property Description

Occupying the ground floor of this attractive two storey end of terrace property of traditional brick construction, the retail unit extends to approx. 712 sqft (66.13 sqm).

The main retail area to the front of the property extends in total to approx. 276 sqft (25.61 sqm) and benefits from a large glazed frontage.

The accommodation further comprises a commercial kitchen, office, preparation room, store room and walk in cold store. In addition there is a separate wc, and covered courtyard area providing substantial storage space.

Business

Van Doesburg's is a well-established and highly regarded delicatessen, specialising in a wide variety of quality food cooked on the premises. Van Doesburg's has been successfully trading from this prominent Town Centre location since opening in 2002. Having now built an unrivalled reputation the business is now being offered for Sale due to the owners desire to pursue new challenges.

At present in addition to the two owners there are an additional 6 members of staff employed. Further details can be provided upon request from the Selling Agents.

Furthermore the business which already facilitates a small delivery service provides fantastic scope for expansion including the provision of outside catering services.

Accommodation

	Sqft	Sqm
Retail area (front)	276	25.61
Preparation area/store room	94	8.77
Store room	122	11.33
Office (rear)	101	9.36
kitchen	119	11.06
Rear storage area		
Sheltered courtyard storage area		
Total	712	66.13

Guide Price

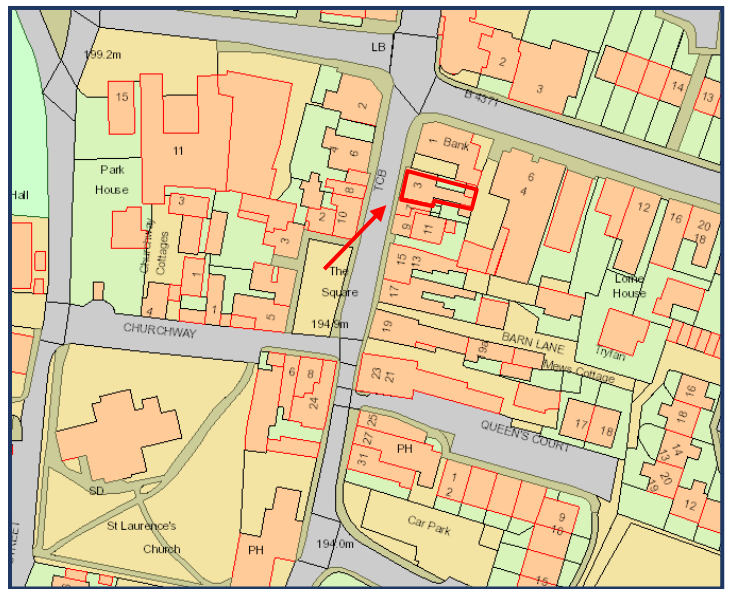
Offers are invited in excess of **£100,000** for the business as an active going concern to include a full range of trade fixtures and fittings with stock at valuation in addition.

Tenure

Available To Let on a new Lease for a term of 10 years on a Tenant's pro rata full repairing and insuring basis at an asking rent of **£10,000** per annum exclusive, payable quarterly in advance.

Energy Performance Rating

Energy Performance Asset Rating: TBC



For Reference purpose only

Scale: Not to Scale

Services (Not Checked or Tested)

We understand mains water, gas, electricity and drainage services are connected. Interested parties are advised to make their own enquiries with the relevant utility companies.

Business Rates

At the date of printing, the property was assessed on the Valuation Officer's website for the 2017 Rating List as follows:

Description – Shop and premises
Rateable Value – £5,400

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

Planning

We have been informally advised that the property has consent for use within Class A1 (Retail) of the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.
TEL: 0345 678 9000.

Legal Costs

Each party is to be responsible for their own legal and surveyor costs incurred.

VAT

All costs/prices are exclusive of, but subject to, VAT if applicable.

Viewing

Strictly by appointment with the sole Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900.
December 2017

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