



# Commercial Property & Apartment (Currently Butchers) In Sheffield

R06706

# Key Financials

Turnover	TBC
Net Profit	TBC
Rent	N/A
Rates	N/A
Stock Value	£0

# Key Points

- Freehold sale
- 2-bed apartment included
- Prime, high footfall location
- Suits both an investor and an owner-operator
- Huge scope for growth

# Business Overview

*Set for growth with many different options available*

A lucrative opportunity has emerged for a new buyer to acquire the freehold of a commercial property and 2-bed apartment in Eckington, Sheffield.

The premises have operated as a butcher shop for over 100 years, but would suit a wide range of businesses.

Included in the sale are 3 outbuildings, a car park and a two-bedroom apartment which currently has a tenant in place paying rent.

If a new owner requires vacant possession, then three months' notice can be given to the tenants at any time.

The business is now for sale on a freehold basis.

**Tenure:**

# Freehold

**Asking Price:**

# £449,999

## Location

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- ✓ **Located in Eckington**
- ✓ **High foot fall all day**
- ✓ **Surrounded by large housing estates**
- ✓ **Minimal competition**

## More Info

Reason for Sale	Retirement
Year Established	1921
Lease Length	N/A
Management Structure	Run by owner
Full Financials	TBC
Energy Performance Cert.	TBC

## Business Description

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Through the entrance is a large refrigerated unit showcasing the business's stock and acting as an area for staff to manage customer transactions. There is a separate building used as a stock and preparation room, which accommodates the business's walk-in fridge freezer. On the first floor is a large 2 bed apartment which also has a kitchen, family bathroom and a lounge diner. Behind the business and apartment there is a large outbuilding, which is in need of a small amount of renovation but has been split into 2 small commercial units which could also be rented out. There is also a small car park which can hold up to 8 vehicles.

The butcher's shop is turning over in excess of £250,000 per annum and is resulting in annual income of £21,320. However, these are both subject to review and are on leases where they are tied in until the end of their term unless the owner gives notice. Also, the owners have previously rented out the two units at the back.

## Opportunity

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Intelligent is pleased to bring to the market this unique opportunity for a new buyer to purchase a commercial premises on a freehold basis in Sheffield.

As the premises includes walk in fridges and freezers in the purchase, anyone wanting to run as their own butchers or catering business would benefit from not having that extra expense.

Implementing an effective and thorough marketing campaign would be highly beneficial in bringing in new customers.

This business offers an equipped premises and huge growth potential for the right buyer.

# Gallery

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## Viewing

If this business is of interest to you, we recommend arranging a viewing.

All viewings are strictly by appointment through Intelligent Business Partners. No approach whatsoever should be made to the owner of the business.

## What To Do Next

If you would like to find out more detailed information about this business, such as copies of the accounts or have a specific question, please call 0800 612 7718.

To find out more about Intelligent, please visit our website  
[www.intelligent.co.uk](http://www.intelligent.co.uk)

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