

**BUSINESS FOR SALE – Offers in the Region of £90,000  
(plus stock at valuation)**

**Enfield Butchers, 5 & 7 Enfield Shopping Centre**

**Enfield Chase, Guisborough, TS14 7LJ**

**Traditional Local Butchers with seating Area**

**CARVER**

COMMERCIAL

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## SITUATION/LOCATION

Enfield Butchers is situated within a largely residential neighbourhood on a parade of similar retail units with nearby occupiers including Sainsbury's Local together with a number of local businesses including an Indian restaurant, hair salon and hot food takeaway. The location lies approximately 0.5 miles from Guisborough town centre with its diverse mix of commercial occupiers. Guisborough is a popular and affluent market town situated on the periphery of the Cleveland Hills with convenient access across the region via A19, A66 and A1(M). Guisborough lies approximately 10 miles south of Middlesbrough, 26 miles east of Darlington and 40 miles south of Durham.

## PREMISES

The property comprises a combination of two single storey retail units which are of traditional brick construction under a pitched and tile covered roof. The units incorporate attractive window frontage and are arranged to provide an open plan and flexible sales area with café seating, rear store/prep area and associated stores/wc. Externally there is a single storey brick built store to the rear and parking is available within the shared car park at the front.

## TENURE

### Leasehold:

Available by way of a new lease on full repairing and insuring terms for a minimum term of 5 years at £12,000per annum.

### Freehold:

Available by way of a sale of the freehold for £150,000.

## ACCOMMODATION

The accommodation briefly comprises:-

Net Internal Area	116.05sq.m.	1,249sq.ft.
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## THE BUSINESS

The business has been owned and ran by our client's for over 30 years and was a butchery prior to this. Enfield Butchers is well established and highly regarded in the local area and originally run from Unit 5 until 2013 when our client's acquired the adjoining Unit 7 when they expanded the rear kitchen and added the complimentary seating area. Enfield Butchers currently provide a range of traditional butchery services and enjoys a thriving lunch time trade. The business currently focuses on its reputation for home made pies, quality cooked meats and sausages. However, there is scope for expansion by developing the café and bakery products and introducing outside catering and trade supplies. Opening hours:-

Mon – Fri 7.30am – 5pm

Sat 7.30am – 4pm

Accounts are available on request for seriously interested parties only.

## RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 at £12,500.

## VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

Unit 5 – TBC

Unit 7 – B - 50



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