





## Excellent Meat Store - Business for sale in Hayes

Glenmore Properties are excited to present this unique commercial opportunity located in the heart of Hayes to the market. This is a perfect opportunity for new business starters and those who want to expand their business portfolios.

Well established butchers are located on a very busy residential shopping parade in the historic market town of Bury Hayes. The business was set up and operated under the same ownership for the last 17 years which has now come to market with a genuine reason for sale due to retirement. The business is being sold with a full complement of equipment and benefits from highly enviable passing trade along with commercial account clients including restaurants and catering companies. We feel there is huge potential in younger hands as this opportunity is ideally suited for an experienced butcher looking for their own business. Early viewing advised.

Asking Price: £90,000

Rent: £14,000 Per Annum

Rates: Advised by Vendor: £4000 Per Annum

Lease: 7years

Rent Review: every 4 years

Takings: Advised by Vendor: £4,000 (Only Delivery income)

Minimum Area 1100 sq ft

Opening hours: 8.30 am to 8.30 pm - seven days a week

Viewings: Strictly by prior appointment with Glenmore Property Services. Please call our office on 020 4505 8015 / 020 8904 5040 to discuss your requirements or to arrange a viewing.

**Holding deposit:** Tenants or prospective purchasers wishing to secure this property will be required to pay a holding deposit to Glenmore Property Services of £5,000. The deposit is non-refundable except if the vendor withdraws, or a clear title cannot be proven. This deposit is held in our client account until completion.

*These particulars are prepared for the guidance of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.*

*Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing on the sale.*



