



**Price/premium** £25,000

**Rent** £3,200 Per month + VAT

**Size** 2,500 Square feet

**Ref** #2964

## Address

**Address:** Butchers Hall and Country Grocer Shop, adj The Parrot Pub

**Postcode:** RH5 5RZ

**Town:** Forest Green, Dorking

**Area:** Surrey

## Location

Charming rural location, just off the B2127 behind The Parrot Pub. There is plenty of customer parking in front of the property.

## Description

Leasehold Guide Price £25,000, to include goodwill, fixtures, fittings and equipment (excluding stock at valuation and VAT, if applicable).

We are pleased to offer this countryside meat and grocery store set in a glorious Surrey Hills location, with plenty of on site parking.

The premises are well fitted and feature a large character retail area, plus substantial cutting/prep room and catering kitchen with extraction & two walk in chillers. Additionally there is a lobby with roller shutter door, disabled W.C. and mezzanine storage area- approximately 2,500 sq ft in total. All equipment is owned unencumbered by our clients, save for the walk in chillers, which are landlords fixtures.

The business has been trading well and there should be considerable scope also to expand the current style of operation, or combine other businesses into the premises, given their layout and size e.g. Cafe, food production/catering etc (subject to any necessary consents, if required). Financials can be provided to genuinely interested parties after an initial inspection.

There is a premises alcohol license in place.

The property has an EPC energy rating of band B.

**Please view only by prior appointment through us.**

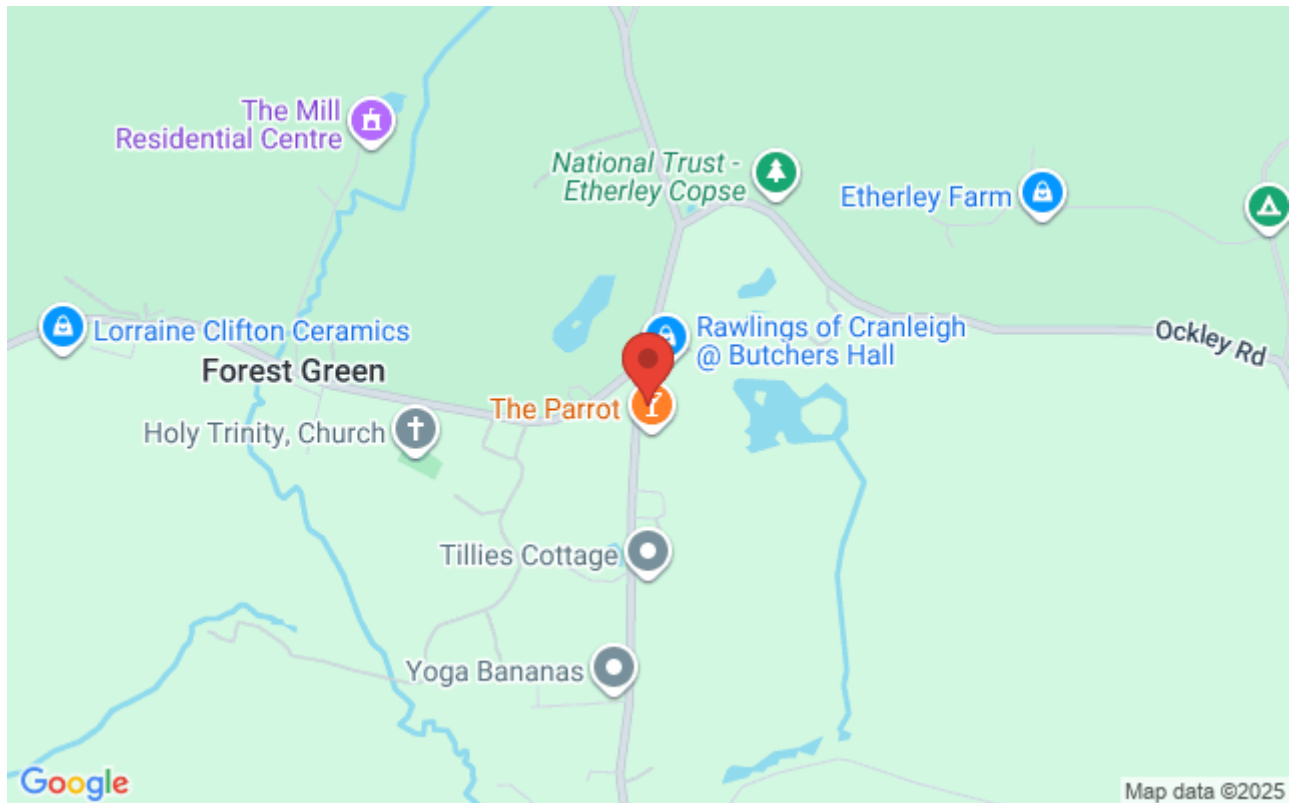
## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£25,000
<b>Rent:</b>	£3,200 Per month + VAT
<b>Rent details:</b>	The rent quoted includes the current monthly service charge and buildings insurance. The rent is reviewed annually in line with the RPI.
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	Client advises current rates payable of £58 pcm.
<b>Lease details:</b>	5 year lease from June 2021. Lease not inspected by Franklin Commercial.
<b>Trading hours:</b>	Currently Tuesday- Saturday 09.00 to 16.00 (the shop previously opened 09.00- 17.00, 7 days p.w.).
<b>Years established:</b>	5.5 years.
<b>Employees:</b>	Two full time.
<b>Client involvement:</b>	Part time.

## Features

- ✓ Alcohol license
- ✓ Business for sale
- ✓ Early viewing recommended
- ✓ Fitted catering kitchen
- ✓ Idyllic location
- ✓ On-site parking
- ✓ Viewings by appointment only

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.











