

BUTCHER & BAKER
LINCOLNSHIRE
REF: 9230 LN



ASKING PRICE:
FREEHOLD: £425,000 + SAV Price reduced

LOCATION

Our client's butcher and bakery business is conveniently located in a large village in Lincolnshire. It is central to the village on the main road through, is highly visible, is monopolistic to approximately 10 mile radius, is close to a good class holiday camp with 1500 static homes and mobiles for at least 9 months of the year, as well as a steady customer base from all the villages surrounding it.

The village is a delightful mix of residential homes with just two local shops and a MOT garage as well as our clients business. The rest of the countryside surrounding it is typical of North East Lincolnshire.

THE BUSINESS:

Advent Business Sales are delighted to offer to the market this extremely well established butchers and bakers shop, which is celebrating its centenary this year and has been trading very successfully.

The current vendor has been in ownership for the last 12 years and is reluctantly selling due to ill health in the family and also other business interests.

The business has always been the village butcher, which until recently slaughtered its own beasts but has, under the present owner's control, added a very successful bakery.

The shop offers a variety of meats and meat products such as spit-roasted chicken, home made sausages, hand raised pork pies and pasties and well as meat skewers etc for BBQs.

All meat is local, apart from selective cuts of Aberdeen Angus. As well as pies, the bakery offers cakes in a variety of types and sizes, as well as tarts and fruit pies.

Parking on the road is not restricted, which is a massive boost for all the customers.

The shop enjoys the accolade of two stars from the Environmental Agency, something which is not easy in butchery.

Décor and equipment is to the highest standard throughout the business, with great effort being made to ensure refrigeration is kept to its optimum requirements.

This is indeed a butcher and bakery business that is realistically set for the next 100 years of trading, a business to be proud to be involved with and delighted to own.

The business is staffed by 2 full time, 3 part timers, 1 part time cleaner and the owner full time.

We are advised that stock at cost is approximately £10,000 - £15,000.
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TRADING HOURS:

Mon: closed
Tues- Sat: 7am – 5pm

FINANCIAL INFORMATION:

We have been advised by the vendor of the following:

Annual sales: £352,000
Gross Profit: 42%

Accounts will be made available to interested parties after a viewing has taken place.

Please let us know if you require finance for the purchase of a business.

BUSINESS PREMISES:

The site is occupied by a house, a shop, product room, bakery with a large rear yard off which are several storage rooms, staff w/c, chicken prep room, butchery room, rear bulk refrigeration rooms and dry storage and briefly comprising of:

- Shop to right of site – single fronted with door at left
- 'L' shaped glass fronted refrigerated counter display
- Till
- Butchers block, meat slicer and scales
- To back of shop is further glass fronted refrigerated display
- Chicken rotisserie and warming cabinet
- To back of shop is wash up sink, stand up and chest freezers and walk in fridge
- Side door to right leads onto driveway
- Behind shop in yard is the rear entrance to house
- Cooked meat, sausage, product room containing a wash up sink and scales, sausage machine, mincer, big Hobart mixer, 6 burner cooker and oven, ham cooker, gas heated water boiler, storage area and prep tables
- Bake house, which is beautifully lined and finished for easy cleaning, tables and prep areas are stainless steel and contains hand wash basin, wash up sink, Hobart dough mixer, 2 smaller mixers, pastry brake, 4 deck electric oven, small warm air oven,
- microwave, various trolleys
- Across the yard is the staff w/c and wash room and other dry storage areas
- At rear of yard is what was the slaughter house that has now been converted into several prep rooms, one container a potato peeler and hot

water copper, as well as chicken prep area

- Butchery area with 3 large chest freezers and 2 large walk in fridges
- Back door into rear yard leading small garden area and calor gas tank (gas in village)
- Small storage/passage to yard
- Large dry store room – well fitted

House

- The house in general lies to the left of the site and in an 'L' shape behind the shop. It is double fronted with a front garden and a doorway in middle.
- Hallway leads onto a large lounge at left
- Large living room to right
- Good sized kitchen
- Back door leads into rear yard area
- Staircase to first floor, which has 3 large double bedrooms one dressing room off, bathroom & w/c, separate shower room
- Landing

All the main property is double glazed and there is both single and 3 phase electrical supply.

This business is without doubt a family business with a good sized family home. It would be an advantage for a husband and wife team effort, butchery/bakery background advisable but not 100% needed.

External

- Paved to roadway

TENURE: Freehold

We are advised that the annual business rates are currently: £1,210

VIEWING:

Please DO NOT approach the business or its employees without a prior appointment. All appointments are to be made via our office.