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91 HIGH STREET, AMERSHAM HP7 0DT

**WELL KNOWN ESTABLISHED
GROCERS BUSINESS FOR SALE
PLUS TAKEAWAY**

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of any offer or contract.

91 HIGH STREET

DESCRIPTION

Very attractive period building fitted out to a high standard by the current owners including recently refitted kitchen combining a high class traditional style grocers and with a thriving takeaway business for coffees, teas and popular menu.

The shop has an outside trading display area at the front of the building under a canopy.

The approximate net internal floor areas are as follows:-

Shop	470 sq ft
Kitchen	105 sq ft
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Total	575 sq ft



TERMS

The property will be available with a new full repairing and insuring lease.

RENT

On application.

FINANCIAL INFORMATION

Accounts information available on a non-disclosure basis. Management accounts for the year to 31st December 2021 show a turnover of £630,000. The business is not open Sundays or evenings so there is potential for growth. As will be appreciated, this includes trading during the COVID crisis.

PRICE

Guide price of £250,000 plus VAT for our client's lease, business and goodwill.

Please note our client is also selling their equally popular Eatery and Coffee Shop business at 15 The Broadway, Amersham. Separate details available. If both businesses are required, a sale of the Company can be arranged.

RATES

Our enquiries show that the premises are assessed for rating purposes as follows:-

Rateable Value £14,000

For verification purposes, prospective occupiers are advised to make their own enquiries as to the amount payable. The property currently benefits from COVID relief.

LEGAL COSTS

The ingoing tenant to bear the landlord's reasonable legal costs.

EPC

An Energy Performance Certificate (EPC) is available upon request.

VIEWING

STAFF UNAWARE.

Strictly by appointment through VDBM on 01923 845222.

DRAFT DETAILS AWAITING CLIENT APPROVAL