



Debman's Butchers

101 Cliff Lane, Ipswich
Suffolk
IP3 0PQ

Freehold: £300,000

Ref: 1418269

KEY HIGHLIGHTS

- Turnover for the Y/E 30/06/2023: £319,252
- Gross profit for the Y/E 30/06/2023: £115,980
- Potential to increase existing trade
- Situated in the heart of the local community
- 3 bedroom property included
- Finance available, subject to status, via Christie Finance. Energy Rating C

DESCRIPTION

A rare opportunity to acquire a family owned and operated butchers, which has been passed down from one generation the next and run by our clients for over 32-years.

It is ideally positioned on the outskirts of the town centre and benefits from being within the heart of a residential housing estate.

The business occupies the ground floor, with further storage and chiller areas to the rear, alongside access to the residential property. This opportunity comes with a three bedroom house, located directly next door.

LOCATION

Situated within the heart of a residential housing estate on the outskirts of Ipswich town centre, Debman's butchers is located on Cliff Lane itself.

The butchers sits within a shopping parade, which includes various other businesses and benefits from being on a main road with high visibility.

The location is primarily accessed by the A14 and A12 leading south, towards Essex and London and north, towards Bury St. Edmunds.

FIXTURES & FITTINGS

We are advised by our clients that the fixtures and fittings are wholly owned and will be included within the sale.





THE OPPORTUNITY

This profitable business has been privately owned and operated by our clients for over 32 years after inheriting the business from Mr Debman's father. The store offers an opportunity for further growth by extending the opening hours and increasing the promotional stock. Our clients are selling for retirement purposes.

Sales are mainly derived from the sale of fresh meats, BBQ foods and additional local products on offer.

INTERNAL DETAILS

The butchers has a mainly open plan sales area of approximately 280 sq./ft (26sq/m) and is fitted and equipped for the sale of fresh meat goods, including chilled and frozen products.

The main sales till is located at the front of the store, with additional under counter displays. There is also a meat preparation area, chiller and walk in freezer located to the rear, with further access to the rear garden and residential property.

TRADING INFORMATION

Management accounts for the period ending 30/06/2023 show sales of £319,252 and a Gross profit of £115,980.

OWNER'S ACCOMMODATION

The opportunity comes with a three bedroom property comprising an open plan kitchen/dining area downstairs, with a lounge and spacious bedrooms upstairs. There is also a rear garden with secure gated access.

STAFF

The Transfer of Undertakings Protection of Employment (TUPE) regulations shall apply to all employees, requiring purchasers to offer continuity of employment to all staff.

EXTERNAL DETAILS

Outside offers free, short stay customer parking and right of way access to the rear, with gated access.

TRADING HOURS

Business opening hours:

Monday - Closed

Tuesday - 7:30am - 3:30pm

Wednesday - 7:30am - 1:00pm

Thursday & Friday - 7:30am - 3:30pm

Saturday - 7:30am - 1:00pm

Sunday – Closed

BUSINESS RATES

The VOA web portal states that the Rateable Value (1st April 2023 to present) is £4,700.

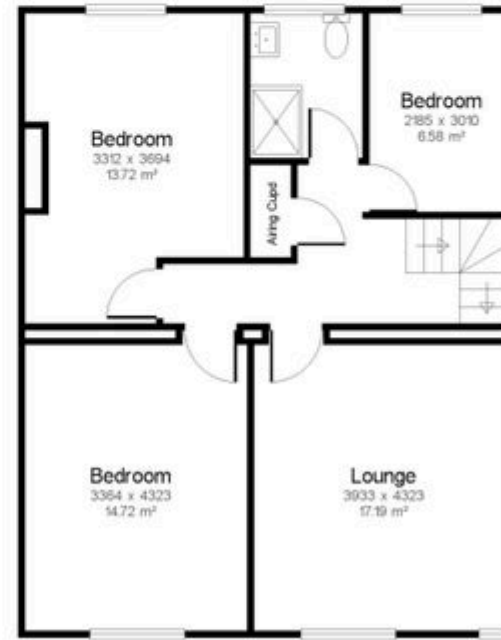


Gross internal area: 8697 m² (9361 ft²)



Ground Floor

Gross internal area: 6914 m² (7443 ft²)



1st Floor

BakerLife Compliance

National Commercial Property Compliance & Marketing

Energy Performance Certificate (EPC)

Professional Property Photography

Land Registry Compliant Lease Plans

Hazardous Substances (CAD Drawings)

Property Floor Plans

Devalued Property Photographs

Advanced Management Experts Fire Risk Assessment Reports

Drone Photography

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DDVDF BOULE THE DRAWING

Drawing Key:

No.	Date	Description

BakerLife

Tel: 01204 571000
info@bakerlife.com
www.bakerlife.com

Project: Floor Plans

Defining Architects:
121 CHILL Lane
Growth
Bullfinch
IP3 0PQ

Drawing No: 8888-00-JNL-00
Drawing Title: Floor Plan
Drawing Date: 2022
Drawing Size: A1

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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E: enquiries@christiefinance.com

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INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



LEWIS LAST

Associate Director - Retail & Leisure

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.