



**FOR SALE - A RARE OPPORTUNITY TO ACQUIRE A SUBWAY FRANCHISE
IN THE SOUGHT AFTER TOWN OF SHREWSBURY**

SUBWAY UNIT 5 | CATTLE MARKET | BATTLEFIELD ROAD | SHREWSBURY | SY1 4AB

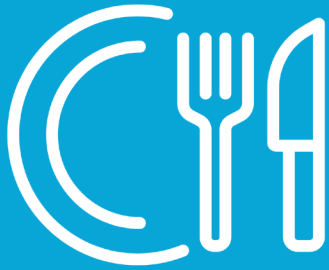


KEY POINTS

819

SQ FT

TOTAL NET INTERNAL FLOOR AREA



ESTABLISHED LEASEHOLD
SUBWAY FRANCHISE

PROFITABLE BUSINESS
WITH POTENTIAL
FOR FURTHER EXPANSION

ALL MEASUREMENTS ARE APPROXIMATE





GUIDE PRICE

£150,000

(EXCLUSIVE) PLUS SAV


James Evans

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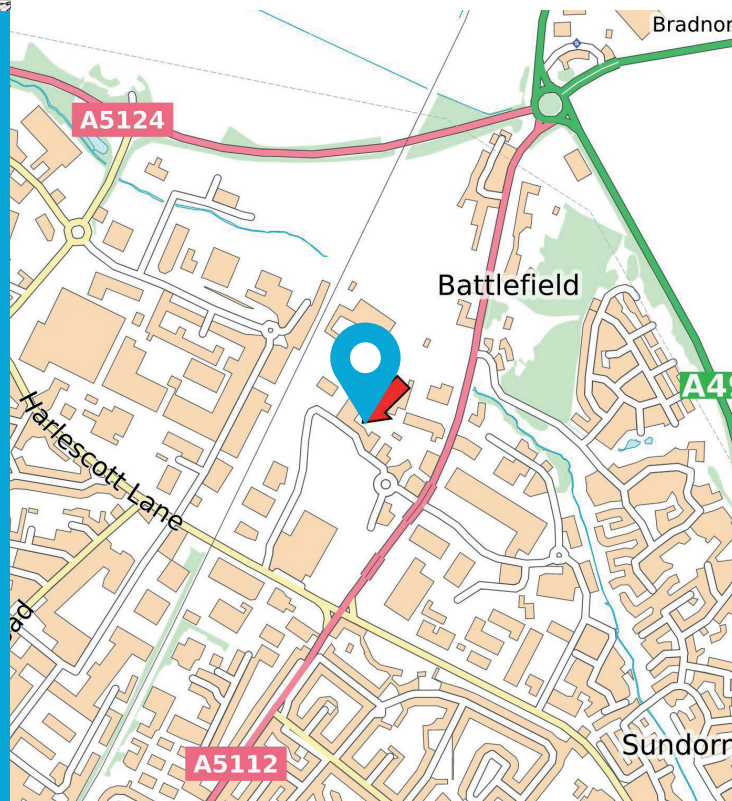
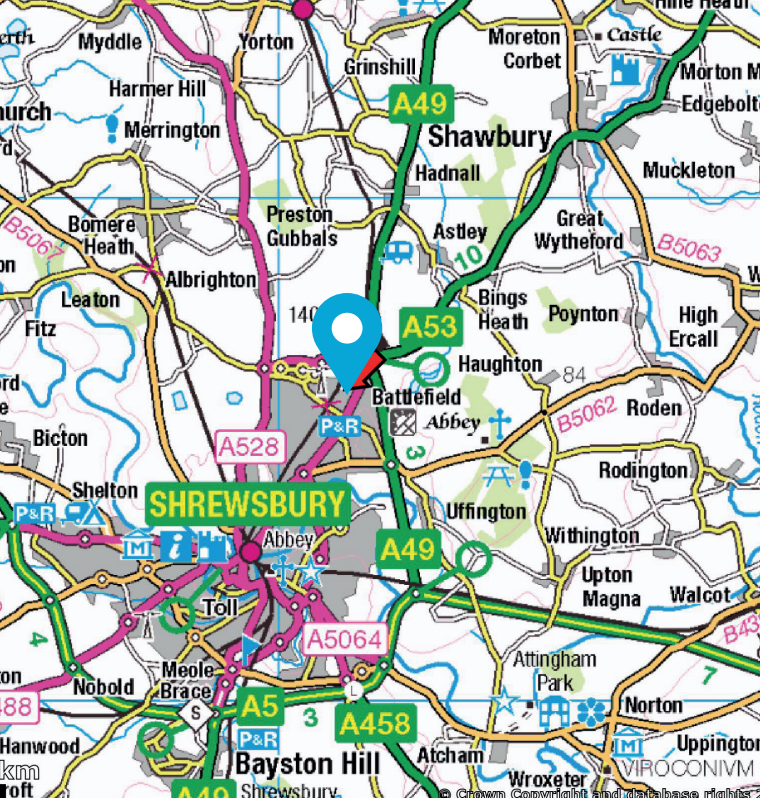
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LOCATION

The property is situated in the established leisure quarter in proximity to Tesco and accessed from Battlefield Road which acts as a major arterial road into Shrewsbury town centre from the north and east. The surrounding occupiers include The Featherbed, Dominos, KFC and the Climbing Hut.

The business trades from a semi-detached unit that is accessed from the main estate road serving the development known as The Cattle Market.

The property is located within easy access of the A5/M54 dual carriageway and is located approximately 1.5 miles from Shrewsbury town centre.

Shrewsbury is the County Town of Shropshire and has a significant catchment population as well as acting as an administrative and tourist centre. The town is sat on the River Severn and had a population of 76,782 at the 2021 census.

The town is located approximately 48 miles west of the City of Birmingham and approximately 40 miles south of the City of Chester. There is access to the national road network via the A5 (M54 link road).



SHREWSBURY
POPULATION

76,800

APPROXIMATELY



what3words
bids.sheet.gently



DESCRIPTION

The business trades from a single storey semi-detached lock up shop unit that is fully fitted out as a Subway store. The property benefits from use of 11 car parking spaces. The property provides a Total Net Internal Floor Area of approximately 819 ft sq (76.08 m sq) that is arranged as sales area and preparation area associated with its use and a disabled toilet facility. The presentation of the property can only be appreciated by undertaking an inspection of the property.

The property is of traditional portal framework clad in profile sheeting with a glazed shop front.

BUSINESS

The property offers the rare opportunity to acquire a Subway franchise that offers a profitable business with further potential. The franchise business was established by the vendors and is only reluctantly offered for sale due to other business commitments.

The sale of the business as it is a Subway Franchise will require the consent of Subway Realty to the sale of the business and an assignment of the lease. Further details are available from the selling agents upon request.

The business is currently run by the proprietors with the assistance of 2 full and 3 part time staff.

The hours of opening are currently;
Monday to Saturday 8am to 8pm
Sunday 8am to 4pm.

The business trades as a fully fitted Subway branded store and the business has a current turnover of approximately £312,000 per annum with a good gross and net profit. Audited accounts relating to the business are available from the selling agents upon request.



PRICE

Offers in the region of £150,000 (exclusive) plus SAV

TENURE

The property is available to let by way on an assignment of a lease for a term of 20 years from 11th July 2017. The lease is on Full Repairing and Insuring terms at a rent of £13,500 per annum. There are tenants options to determine the lease on the anniversary in 2027 & 2032 with rent reviews in years 2027 & 2032.

A copy of the lease is available from the selling agents upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs. The purchaser will be liable for the landlords legal costs in approving the assignment of the lease.

VAT

The transaction is understood to be subject to VAT and therefore VAT will be payable relating to the purchase of the business.

RATEABLE VALUE/EPC

RATEABLE VALUE	ENERGY RATING
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RATEABLE VALUE: £26,500
RATES PAYABLE: £13,224

C (73)



FIXTURES & FITTINGS

The property is fully fitted out as a Subway Franchise a detailed inventory is available from the selling agents upon request.

SERVICES

(not tested)

Mains water, electric (including three phase) and water are understood to be connected to the property. Prospective purchasers of the property should rely on their own enquiries.

ACCOMMODATION

(all measurements are approximate)

Total Net Internal Floor Area 819 ft sq (76.08 m sq)

Toilet

Outside

Car parking

LOCAL AUTHORITY

Shropshire Council

Shirehall

Abbey Foregate

Shrewsbury

SY2 6ND

0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)



VIEWING

Strictly by prior arrangement with the selling agents. For more information or to arrange a viewing please contact:

Commercial Department

01743 450 700

commercialmarketing@halls.gb.com

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