



**FOR SALE - RESTAURANT**

**SUBWAY, UNIT 5 BATTLEFIELD ROAD, SHREWSBURY, SY1 4AB**





# PRICE

- Offers in the region of £150,000 plus sav (for the leasehold interest, business goodwill and fixtures and fittings)

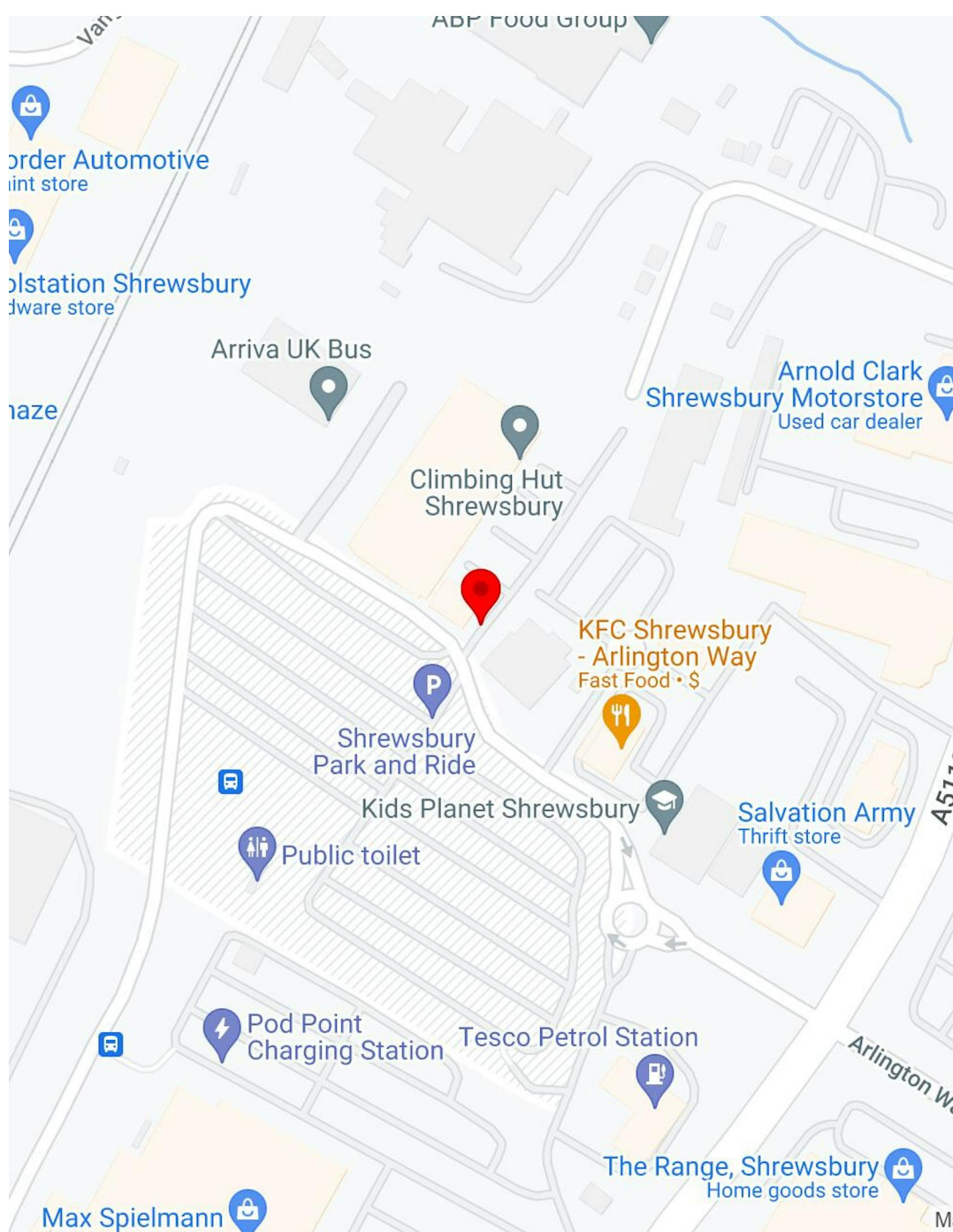
# KEY POINTS

- An opportunity to acquire an established leasehold Subway franchise.
- 819 SQ FT TOTAL NET INTERNAL FLOOR AREA
- ESTABLISHED LEASEHOLD SUBWAY FRANCHISE
- PROFITABLE BUSINESS WITH POTENTIAL FOR FURTHER EXPANSION
- Located in Battlefield in the sought after town of Shrewsbury close to Tesco Extra
- Fully fitted lock up shop unit that is fitted out as a Subway store
- Profitable business with potential for further expansion



SUBWAY, UNIT 5 BATTLEFIELD ROAD, SHREWSBURY, SY1 4AB  
819 SQ FT

01743 450 700



## 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 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.

**BIDS.SHEET.GENTLY**

## ACCOMMODATION

DESCRIPTION	SQ FT	SQ M
Total Net Floor Area	819	76.09
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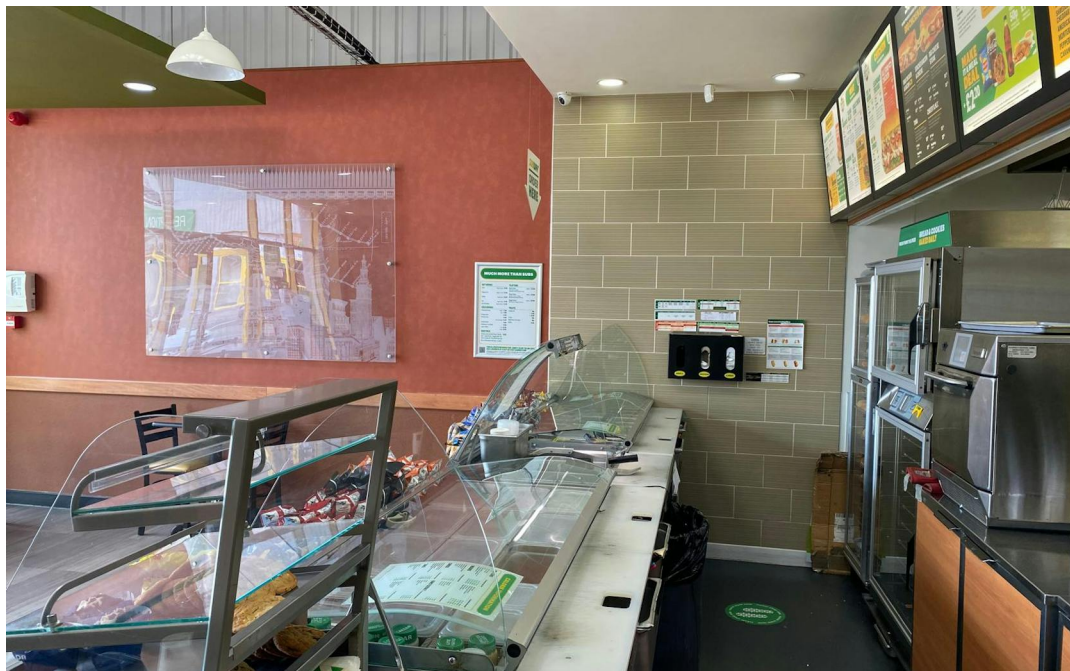


# DESCRIPTION

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.

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



## 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.

## 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.

## 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

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## VAT

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

## RATES

We have made online enquiries to the local authority and were advised as follows:

Rateable Value: £26,500

Rates Payable: £13,223.50 per annum

## LEGAL COSTS

Each party to bear their own 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.

## EPC

C (73)

## CONTACT

Viewings strictly by prior arrangement with the agent. For more information or to arrange a viewing, please contact:

JAMES EVANS

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