



Field Fayre

18-19 Broad Street, Ross On Wye, Herefordshire, HR9 7EA

Ref: 4748

ORGANIC DELI & GROCERY STORE WITH 3 STOREY CHARACTER PROPERTY

Prime, high street location in desirable Ross-on-Wye, Herefordshire

Well reputed with regular and repeat trade

Early viewing essential to fully appreciate

Genuine reason for sale due to retirement

Advised annual turnover of £240,000

3 bed owners' accommodation

Ideal partnership opportunity

True lifestyle change

Walk in condition

Freehold
£550,000 plus SAV

'Field Fayre - 18-19 Broad Street, Ross On Wye, Herefordshire, HR9 7EA'

Location

This award winning organic food retailer, delicatessen and grocers is located on a busy shopping high street in the market town of Ross on Wye, Herefordshire.

The highly visible business premises are situated on a through road and see a high level of footfall and passing trade. There is a fabulous array of neighbouring shops, independent retailers and eateries which bring a wealth of visitors to the town throughout the year.

Ross on Wye is a popular and attractive town offering many historic features, it is mostly famous for the Tudor timbered houses which surround the striking 17th century market hall where the twice-weekly markets are still held. Ross on Wye is a very popular residential and business location due to its beautiful open countryside, good schools, NHS services, excellent housing and various historic attractions. The area also benefits from being easily accessed via the M50 motorway which is only a short drive away making visiting and commuting very easy. The town is considered by many to be one of the most desirable areas in Herefordshire.



Broad Street – The Ross May Fayre

Business History

Online Business Sales are delighted to offer for sale this exceptional freehold retail business which was established in 2003 and has been in the careful hands of our clients since 2015.

Only now is the business being reluctantly offered to the market due to our clients' desire to take well deserved retirement. Since taking over the business our clients' have invested time and money into the business and premises meaning that it is in full walk-in condition. They have continually added new lines and income streams which have enhanced the business massively. Our clients have informed us that the annual income currently runs at £240,000. This is derived from the sale and delivery of high quality, certified organic fresh fruit and vegetables, a variety of seasonal produce sourced locally together with a choice of over 2,500 products both organic and made of the best natural ingredients. The business is part of the Organic Food Federation and strives to provide only the best products currently available. Over the years the business has built up a strong reputation within the local

community and as such sees a high level of regular and repeats trade together with visitors to the area and good word of mouth recommendations. Currently the business is run at a pace that suits our clients' lifestyle meaning there is massive scope for new hands on owner to further develop the business. There is scope to introduce an organic food meal prep and delivery service which may increase income. Benefitting from a professional website, this is a fantastic opportunity to purchase an easy to run, award winning business, with low overheads. As such early viewing is strongly recommended to appreciate the potential this business has to offer.

Financial Profile

Turnover: We are advised £240,000pa
Stock: Approximately £25,000

Tenure

We are advised freehold

Opening Hours

Monday- Friday: 9:00am – 5:30pm
Saturday: 9:00am – 5:00pm
Sunday: 11:00am – 4:00pm

Accommodation

Highly visible, three storey mid terraced property, full of character with feature beams and fully front glazing (Ideal for window displays and advertising) briefly comprising:

Ground Floor Retail Shop

Open plan sales and display area, serving counter and till
Wall shelves & central display shelving
Large general purpose display fridge
Drinks fridge
Large freezer (frozen veg, pies etc.)
Free-standing, upright freezer for frozen meat
Small ice cream freezer
Wine section
Rear area: Office/storage space, small kitchen and WC
Stairs to first floor

Cellar

Air conditioned cellar beneath half of the shop, providing cool storage space for fruit and veg

Owners Accommodation

Separate entrance from high street, briefly comprising:

FIRST FLOOR

Lounge, kitchen, Dining room, WC

SECOND FLOOR

2 x double standard bedrooms

1 x single bedroom

Bathroom

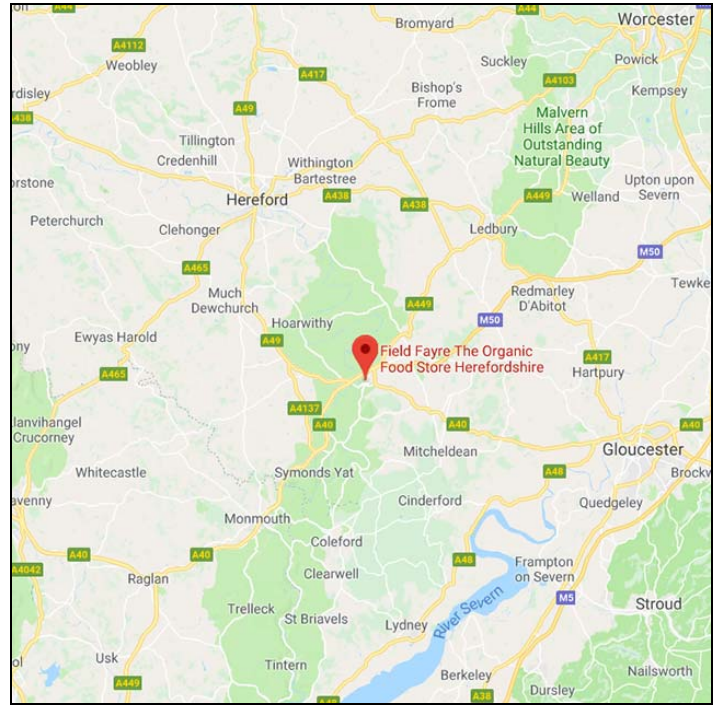
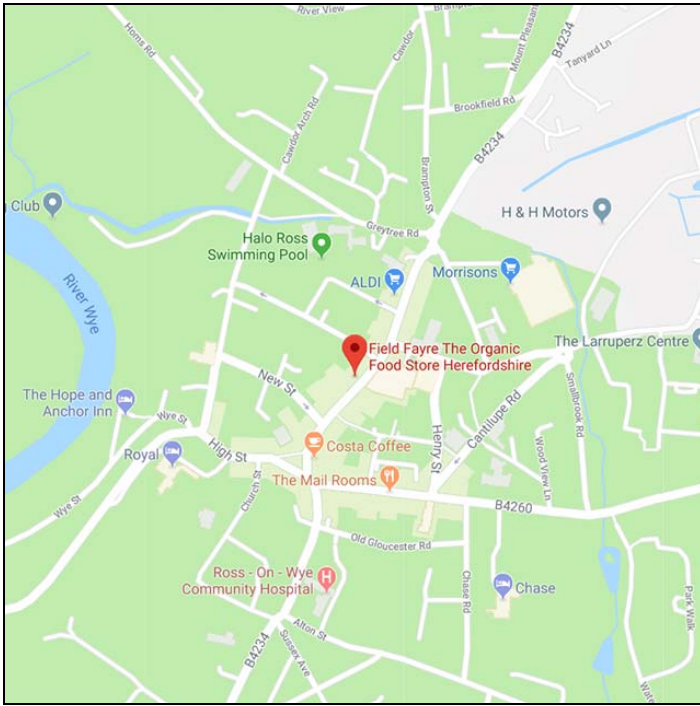
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Potential for further double bedroom and bathroom (stpp)

External

Rear garden area with flower beds and an insulated, pre-fabricated office space with electricity and small garden shed. There is no private parking, however our clients utilise a car park very near to the property for just £1.00 per day.

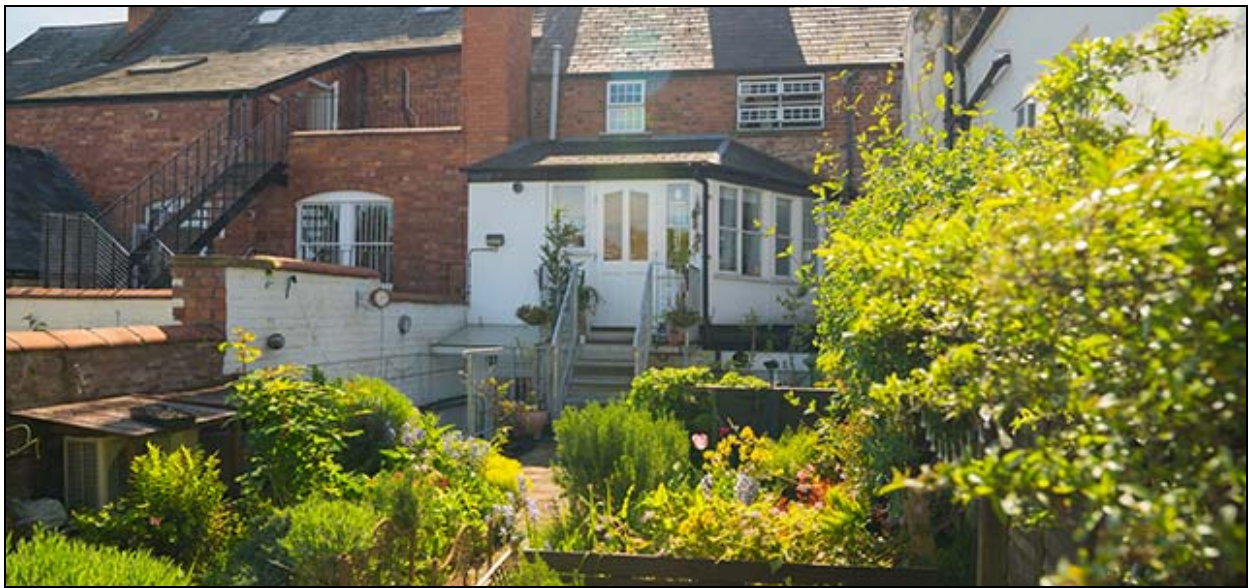




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Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

117 This is how energy efficient the building is.

info@onlinebusinesssales.co.uk

www.onlinebusinesssales.co.uk

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