



Leasehold Business for Sale

# Chocolate Haven, 2 Sandford Court

Church Stretton | Shropshire | SY6 6BH







### For Sale: Long Established Confectionary Business Opportunity

Positioned in the sought after town of Church Stretton, a rare opportunity has arisen to purchase a profitable confectionary business. Only available due to current owners retirement plans, Chocolate Haven boasts an established clientele, key local brand and scope for future business growth. This delightful business is offered for sale due to genuine reasons.

Viewing is highly recommended to fully appreciate the current and future potential of this thriving business for any potential new owner.



## Chocolate Haven, SY6 6BH

Chocolate Haven trades from a ground floor lock up shop unit that forms part of a two storey property.

The shop unit provides a sales area with a Total Net Internal Floor Area of approximately 275 ft sq (25.54 m sq) with a staffroom and toilet and the benefit of a designated car parking space at the rear of the property under the terms of the occupational lease.

The shop unit offers an attractive location and property from which the business can trade and it is understood that the business enjoys the informal use of seating externally to the front of the shop unit.



# Location

Boasting a population of 4,800 (approx.) and affectionally known as “Little Switzerland,” Church Stretton offers stunning landscapes and a tranquil setting, key for attracting tourists into the area.

## Key Benefits of Church Stretton:

- **Stunning Natural Surroundings:** National Trust’s Carding Mill Valley—a major tourist destination attracting around 250,000 visitors annually, providing excellent revenue potential.
- **Excellent Local Amenities:** Church Stretton offers a railway station on the Marches Line, local shops, restaurants, cafes and both primary and secondary schools.
- **Outdoor Recreation:** Surrounded by 5,000 acres of hills and countryside, ideal for walking, hiking, and outdoor activities.
- **Convenient Transport Links:** Easy access to the A49 Trunk Road and M54, with nearby towns like Shrewsbury (15 miles), Ludlow (17 miles), Telford (21 miles), Wolverhampton (43 miles), and Birmingham (56 miles) within easy reach.

The business trades from a prominently located lock up shop unit that is located fronting onto Sandford Avenue, a prime retail pitch within the town centre and the surrounding occupiers include Vine and Co, Stretton Antiques, Lunts chemist and Shampers.





# Business Summary

The business was established in 1999 and has been run by the existing proprietor for the last 11 years. The business is only reluctantly offered for sale and is a genuine retirement sale.

The business has established an enviable reputation in confectionary with a loyal customer base enhanced by the tourist trade due to its location in the sought after tourist town of Church Stretton. The business is currently ran by the proprietor with assistance from one part time member of staff. The business offers the opportunity to acquire a profitable business with potential for further expansion. The business offers a wide range of chocolates and sweets as well as ice creams.

Further understanding of the business can be obtained via the website of Chocolate Haven on - [www.chocolatehaven.co.uk](http://www.chocolatehaven.co.uk)

The Opening hours of the business are currently;

- Monday to Saturday 10am – 5pm
- Sunday 11am to 4pm

The sale of the business provides the opportunity to acquire a business that is fully fitted out for its use together with the acquisition of window displays for different times of the year. The potential of the business can only be appreciated by undertaking an inspection of the same. Audited trading accounts relating to the business are available from the selling agents to genuinely interested parties.

## Accommodation

Retail Sales 275 ft sq (25.54 m sq) | Staffroom 18 ft sq (1.67 m sq) | Toilet (NA)

All measurements are approximate





# Key Details

## Rateable Value

£3,800

The property is understood to benefit from small business relief.

## Price

**£45,000 (fourty five thousand pounds)** exclusive plus stock at valuation to acquire the leasehold business.

## VAT

It is understood that VAT is not applicable in this circumstance.

## EPC

To order.

## Legal Costs

Each party is to be responsible for their own legal costs in respect of the sale of the business.

The purchaser of the business is to be responsible for the landlords legal costs incurred in respect of the granting of a new lease.

## Local Authority

Shropshire Council

Shirehall, Abbey Foregate

Shrewsbury, Shropshire, SY2 6ND



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## Tenure

The property is currently occupied by the vendors under the terms of a lease that has expired on Tenants Internal Repairing and Insuring Terms at a rent of £4,800 per annum.

The landlords have advised that they willing to grant the purchaser of the business a new lease on terms to be agreed- further details from the selling agents upon request.

## Services

Not tested. The property is understood to benefit from mains water, electricity and drainage.

## Planning

The property is understood to benefit from planning consent for Use Class E of the Town and Country Use Classes Order.

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.





# Halls

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

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## Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

