



## Confidential Sale - Long Established and Highly Regarded Butchers Business

Hove, BN3

### Business for Sale: Fully Operational Butchers in a Prime Hove Trading Location

**1,058 sq ft**  
(98.29 sq m)

- Established and Profitable Local Business with Strong Reputation
- Located Within Dense Residential Catchment
- Immediate Trading Opportunity with Minimal Additional Investment and Growth Potential
- Annual Turnover of £656,865 (YE 31 March 2026)

# Confidential Sale - Long Established and Highly Regarded Butchers Business, Hove, BN3

## Summary

<b>Available Size</b>	1,058 sq ft
<b>Passing Rent</b>	£16,000 per annum
<b>Rateable Value</b>	£9,900 From 1 April 2026 - Potential eligibility for full business rates relief
<b>Service Charge</b>	Upon Enquiry
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (49)

## Description

This represents a rare opportunity to acquire a fully fitted and operational traditional butchers' business, long established and highly regarded within the local community. The business has built a strong reputation over many years, underpinned by a loyal and consistent customer base, generating repeat trade and dependable turnover.

The premises are presented in excellent condition and are comprehensively equipped to support ongoing operations, comprising a well-appointed retail sales area with service counter, high-quality display refrigeration, dedicated food preparation areas, cold storage, and ancillary back-of-house facilities.

The business is offered as a turnkey opportunity, allowing an incoming operator to continue trading immediately with minimal additional capital expenditure. Furthermore, there is clear scope to enhance the existing offering and drive further growth through extended trading hours, product diversification, or the introduction of additional revenue streams.

## Premium

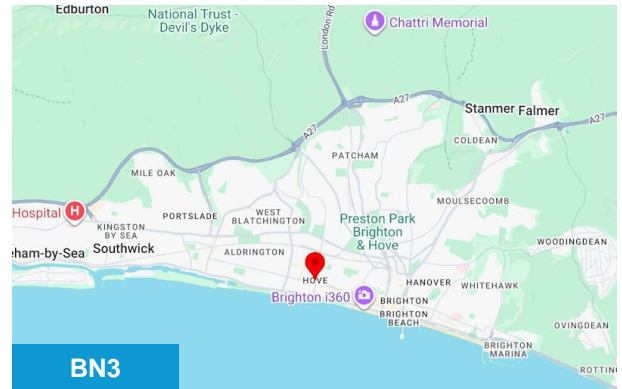
Price on Application. The premium is to include the benefit of the existing lease, goodwill, all fixtures, fittings and equipment, together with stock at the time of sale and the existing contracts. The business demonstrates strong trading performance, with a turnover of £656,865 for the year ending 31 March 2026. The premises are fully fitted to a high standard and provide a turnkey opportunity, ideally suited to a butcher's operator.

## Location

The premises occupy a prominent corner position within a well-established and densely populated residential area in Hove, benefitting from excellent visibility and strong frontage.

The immediate locality comprises an attractive mix of period housing, independent retailers, cafés, and neighbourhood amenities, creating a vibrant and well-supported trading environment. The business draws from a loyal and affluent residential catchment, underpinning consistent day-to-day footfall and repeat custom.

The location is well connected, with convenient access to nearby transport links and surrounding arterial routes, further enhancing accessibility for both local residents and passing trade. As such, the property is positioned within a popular and proven neighbourhood retail destination, well-suited to continued occupation in its existing use.



## Viewing & Further Information



**Oliver Graves**

01273 701070 | 07435 099764

oli@gravesjenkins.com

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	846	78.60
Basement	212	19.70
<b>Total</b>	<b>1,058</b>	<b>98.30</b>

## Viewings

Strictly via prior appointment through sole agent Graves Jenkins (t: 01273 701070).

## Anti Money Laundering

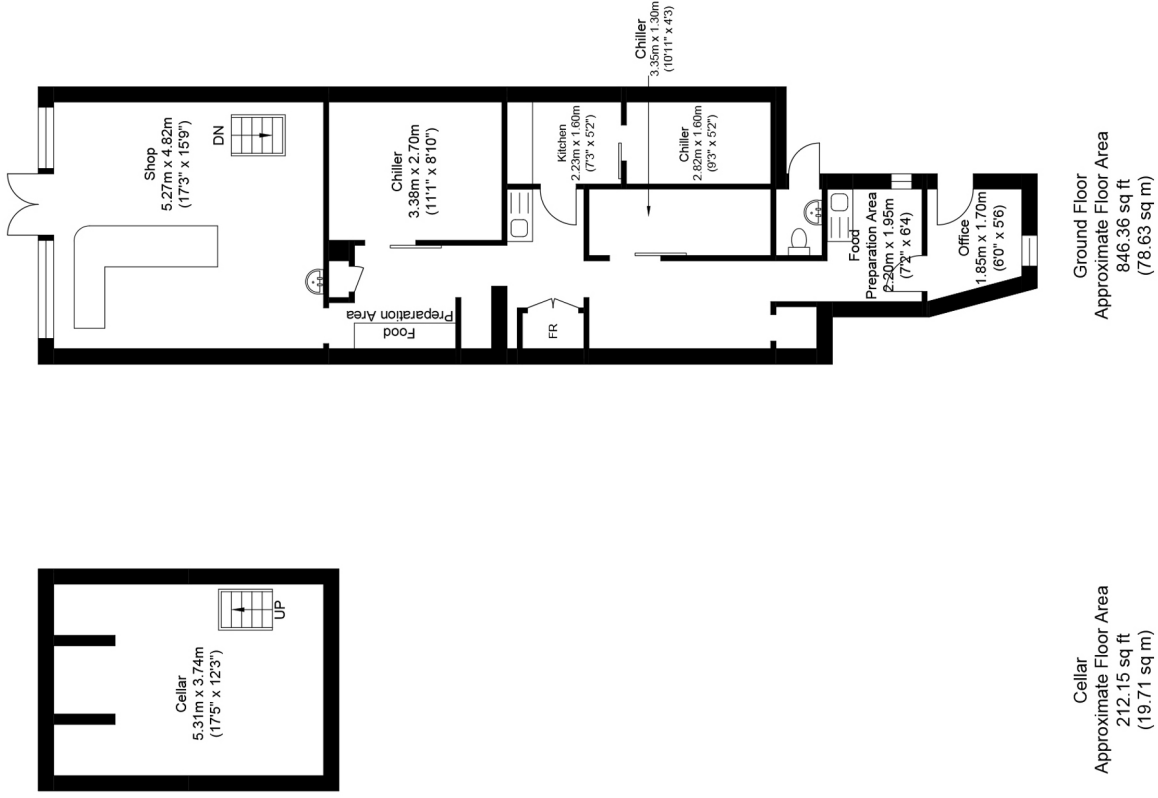
In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.

## Terms

A full inventory of fixtures, fittings and equipment, together with stock at the time of sale, accounts, and further financial information, is available to genuinely interested parties, subject to the prior execution of a Non-Disclosure Agreement (NDA).





Approximate Gross Internal Area = 98.34 sq m / 1058.51 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.