

Barbara Rees

Independent Residential & Commercial Estate Agents,
Land & Property Management Consultants.

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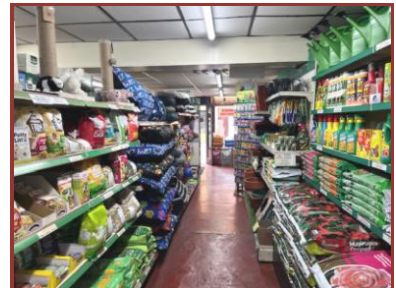
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BR3930TP/0524

RETIREMENT SALE AS A GOING CONCERN LONG & WELL ESTABLISHED PET SHOP & PET SUPPLIES TON PENTRE RHONDDA ASKING PRICE £ 183,500



MAIN FEATURES
LONG & WELL ESTABLISHED
PROFITABLE BUSINESS
FREEHOLD PROPERTY
WITH LIVING ACCOMMODATION
GROUND FLOOR 145.30 sq mt (1,563 sq ft)
UPPER PARTS 110.56 sq mt (1,189.62 sq ft)
TO BE SOLD AS A GOING CONCERN
INCLUSIVE OF
THE FIXTURES AND FITTINGS
PLUS GOODWILL AND S.A.V.

Notice To Prospective Purchasers

In accordance with our terms & conditions of appointment, these property particulars are provided as a guideline (only), for prospective purchasers to consider whether or not, to enter into negotiations to purchase or rent the subject property. Any & all negotiations regarding the property are to be conducted via the agency of Barbara Rees. Whilst all due diligence & care has been taken in the preparation of these particulars, the information contained herein does not form part of any contract nor does it constitute an offer of contract. Upon acceptance of any offer (which shall be subject to contract), the vendor & the agent, reserves the right to amend or withdraw acceptance of any offer & prior to entering into a contract, the purchaser must furnish the agent with full details of their purchasing arrangements. Prospective purchasers must also satisfy themselves by inspection, survey, or other means that the property they intend to purchase is satisfactory in all regards and suitable for their requirements. The issue of these particulars impose no liability whatsoever, on the vendor, agent, any employee or connected person thereof.



Barbara Rees is a trading style of Barbara Rees Ltd.
Registered in Wales No 4373054
Registered Office 144a Crwys Road Cardiff CF24 4NR



BR3930TP

RETIREMENT SALE AS A GOING CONCERN PET SHOP & PET SUPPLIES TON PENTRE CF41 7EB

DESCRIPTION LOCATION & DIRECTIONS; Upon the instructions of the retiring proprietor Barbara Rees Commercial is pleased to offer for sale, this long established and well respected, going concern pet shop and pet supplies business that is currently successfully trading and offers a wide range of pet products, to cater for the needs of its loyal and repeat business customer base.

The business is run and managed by the current husband and wife (proprietors) with the assistance of some part time staff and the sale will include the freehold property, fixtures and fittings and business goodwill, plus stock at valuation.

The property is well maintained and offers plenty of ground floor retail space, plus storage and an office with further storage and living accommodation at first floor level.

Being located in an unopposed and visually prominent main road location in the densely populated Rhondda village of Ton Pentre, the property is ideally placed to benefit from regular and repeat business, plus passing trade.

VIEWING & DIRECTIONS; Strictly accompanied viewing only, by prior appointment via our Tonypany office, see the map inlay below for local directions.

THE PROPERTY; Double fronted brick / stone / solid masonry construction, overlain with a synthetic slate, apex roof to comprise, retail sales areas, storage, staff room, an office and self contained living accommodation.

GROSS FRONTAGE; 9.14m (30ft), modern display window shop front with customer access, security roller shutters and a separate entrance to the living accommodation.

GROUND FLOOR; 145.3 sq mt (1,563 sq ft) comprising well stocked retail sales areas with display gondolas and shelving, an aquarium, office, staff room and stores, cctv, alarm and till systems.

FIRST FLOOR; 57.70 sq mt (621 sq ft) internal storage.

RESIDENTIAL ACCOMMODATION; 52.86 m² (569 sq ft) Spacious self contained first floor flat, comprising a lounge, large fitted kitchen / diner, two bedrooms, a bathroom, gch & dg with a front entrance off the main road.

EXTERIOR; Enclosed rear courtyard with lane access.

BUSINESS HOURS; Monday to Friday 9am to 5pm. Saturday 9am to 4:40pm. Sunday closed.

FINANCIAL INFORMATION; The most recent accounts record turnover of £ 224,874 (net of vat), with a gross profit of 36.24 %. A confidential inspection of the accounts is possible, at the offices of Barbara Rees Commercial.

USER; Believed to fall within use class A1 Retail (1987 planning act use class orders as amended).

RATES; RV = £ 11,000 (2023 rating list).

ENERGY RATING; C = 75.

ASKING PRICE; £ 183,500.

GENERAL NOTES; Any information contained herein should be verified by prospective purchasers or their advisors prior to any formal commitment to purchase. The proceeds of crime act 2002 & anti money laundering rules 2007 require us to obtain both personal and residence identification from all purchasers / ingoing tenants where an offer has been made and accepted. Please arrange for the appropriate identification to be provided, when asked. Barbara Rees is advised that the property is of freehold tenure and has the benefit of all mains services although this and the adequacy and condition of any and all equipment / fixtures and fittings / inventory items, should be confirmed by the prospective purchaser or via the acting solicitors. The property and business is to be sold as seen and viewed, plus stock at valuation.

COMMERCIAL MORTGAGE / BUSINESS LOAN; Available subject to status, please ask for an appointment with our independent financial advisor.

PHOTO GALLERY

