

# Barbara Rees

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

103 Dunraven Street

Tonypandy Rhondda

CF40 1AR

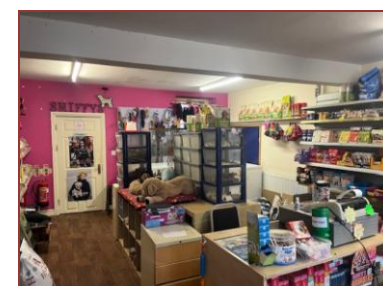
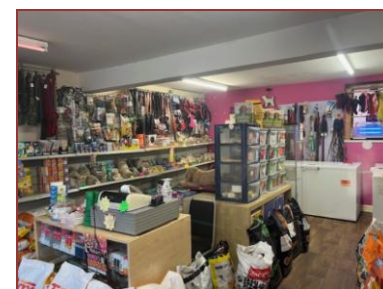
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BR3965TP/1025

## **FOR SALE AS A GOING CONCERN PET SUPPLIES & GROOMING PARLOUR MID RHONDDA ASKING PRICE £ 30,000**



### **MAIN FEATURES**

**40.01 SQ MT (431.47 SQ FT)**

**PROMINENT MAIN ROAD LOCATION**

**GOING CONCERN BUSINESS WITH LOW OVERHEADS**

**LEASEHOLD PREMISES COMPRISING  
PET SUPPLIES & GROOMING PARLOUR**

**“ SALE DUE TO ILL HEALTH ”**

### *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 & or 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 103 Dunraven Street Tonypandy CF40 1AR



**BR3965TP**

**PET SUPPLIES & GROOMING PARLOUR - FOR SALE MID RHONDDA CF41 7RQ**

**DESCRIPTION & LOCATION;** Barbara Rees Commercial is pleased to offer for sale (due to the current proprietors ill health), this going concern retail pet supplies & grooming parlour business, located in a visually prominent, corner main road property.

The business is currently successfully trading and will be sold as seen and viewed, inclusive of its business goodwill, existing client bank, fixtures and fittings, plus stock at value.

The business occupies a leasehold ground floor retail shop unit, stores and grooming parlour, situated on the A4058 at Ystrad Rhondda.

**DIRECTIONS AND VIEWING;** See the map inlay below for directions and please do not make any direct approaches or un-appointed visits to the property or its staff, as all viewings are strictly accompanied only and by arrangement via Barbara Rees Commercial.

**GROSS FRONTAGE;** 5.24 m ( 17'2") modern upvc'dg display window shop front with security roller shutter and customer access, directly off the main road.

**GROUND FLOOR;** 40.01 sq mt ( 431.47 sq ft) comprising a retail sales (shop area) with wall racking / shelving / central gondola display unit / chest freezers / storage. Rear grooming parlour / staff wc.

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

**RATES;** RV = £ 4,000 ( 2023 rating list), SBRR applies.

**LEASE TERMS;** The seller advises they have an open lease and the Landlord is prepared to continue with this arrangement for any buyer. The passing annual rent is £ 4,680 p/a paid weekly.

**BUSINESS HOURS;** 10am to 5:30pm Monday to Friday. 10am to 3pm Saturday. Closed Sunday.

**BUSINESS INFORMATION;** The most recent accounts record gross annual sales of £ 67,390 with a gross profit of 46.43%. Confidential inspection of the accounts is possible at Barbara Rees Commercial Tonypandy.

**ASKING PRICE;** £ 30,000 plus SAV.

**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 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 / tenant or via the acting solicitors.

