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## BELLAS PET SUPPLIES

**54A BICKHAM PARK ROAD, PEVERELL, PLYMOUTH, DEVON, PL3 4QL**

- Busy and well established pet supply shop
- Envidable main road location serving popular residential area
- Lock-up premises [total area approx. 80m<sup>2</sup>]
- Well equipped sales shop, office, grooming room/store, WC, stockroom and yard
- Excellent turnover with healthy gross profit
- Retirement sale after 25 years
- Genuine potential. Viewing recommended



This busy and well established pet supply shop located in an enviable main road trading position serving the highly sought after residential area of Peverell in Plymouth. There is convenient on street parking directly to the front and side of the premises and the business draws custom not only from the immediate surrounding area, but from the outlying districts due to its excellent reputation.

Plymouth, with a population of over 250,000 is the largest city in the West Country. Largely rebuilt since World War II it is now a thriving industrial and commercial centre and is still one of the Royal Navy's principal base and warship repair dockyards. The city has excellent educational, recreational and entertainment facilities and access to the rest of the country is gained by road via the A38/M5 motorway and by rail. Europe is also accessible by the car/passenger ferry which is operated from its terminal at Millbay Docks.

The premises are lock-up and occupy the ground floor area of a substantial end of terrace period property. They briefly comprise a well appointed and fully equipped sales shop, office, grooming room/store, WC, stockroom/garage and enclosed yard. An early viewing appointment is strongly recommended to appreciate the location, appeal and undoubted future trading potential of this reputable and well established concern.

## **THE ACCOMMODATION** (ALL DIMENSIONS APPROXIMATE)

### **GROUND FLOOR** [Approx. 80m<sup>2</sup> total]

**SALES SHOP** A well appointed double fronted sales area with feature tiled floor, range of display shelving to walls, pendant lighting, service counter, individual display stands, box shelving and racking. Access to :-

**OFFICE/STOCKROOM** With stock shelving, wooden floor, desk, telephone pint, fluorescent lighting and window to side aspect. Access to:-

**GROOMING/UTILITY AREA** With cupboard units with worktops and window to side aspect. NOTE: this room has water and drainage and could be utilised as a grooming area.

**UNDERSTAIRS STORE**

**STOCKROOM/GARAGE** With range of stock shelving, refrigeration, digital scales, access to outside and access to:-

**STAFF TOILET** With low level WC and wash-hand basin.

**OUTSIDE** to the side of the property is an enclosed yard area with store.

**SERVICES** We understand that mains electricity, drainage and water are connected to the property.

## **THE BUSINESS**

**TRADE** is that of a **BUSY AND WELL ESTABLISHED PET SUPPLIES BUSINESS** which is located in an enviable and convenient trading position in this popular and highly sought after area of Plymouth. The unit was acquired by our client 25 years ago when they established the business and over the years they have developed a strong and loyal customer base with a reputation for friendly service and knowledge in the sector.

The business now only **OFFERED FOR SALE** due to the vendors wish to retire.

The business is **CURRENTLY RUN** by one full-time proprietor, tighter with one part-time member of staff who works on a self-employed basis. We understand that the **CURRENT OPENING HOURS** are from 9.30am to 5.00pm Tuesday to Friday and Saturday from 9.30am to 4.00pm. the shop is closed all day Monday and Sunday, although the current hours could be extended by new proprietors if they wished to do so.

The business is **WELL ESTABLISHED** and is believed to be the oldest independently owned pet shop in the city. It enjoys an excellent year round trade with a strong and regular client base.

At present income is generated purely by retail and it is felt there is certainly scope for the introduction of internet sales by new proprietors if they wished to do so. There is also a room in the premises which used to be utilised as a grooming parlour and it is felt that this is another aspect of the trade that could be reintroduced successfully to help increase future income.

Additional trading figures will be made available to serious prospective buyers once they have actually inspected the premises.

We understand that **STOCK** to be taken over at valuation upon completion should amount to approximately £15,000-£20,000.

**TENURE** We understand that our client's lease has expired and at present they are currently holding over, paying monthly rental of £580pcm. We understand that the landlord is happy to provide a new tenant with a new lease with the length, rent and rent reviews to be negotiated. For fuller details, please contact the agents.

**BUSINESS RATES** For information on the rates applicable to these premises, please visit the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)).

An ideal opportunity to acquire a busy and popular pet food and supplies shop which enjoys an enviable reputation with a loyal customer base and excellent year round trade.

## Price :: Leasehold : Offers in the Region of :: £34,950.00 SAV SOLE AGENTS

Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

### VIEWING

Our clients require that **all viewings must be arranged by prior appointment through our offices** . Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

### PROFESSIONAL SERVICES

We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions**. Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20 (24hr answering service)**.

### MORTGAGES

Contact our offices now for all your mortgage requirements. Plymouth (01752) 20 60 20.



