



Hillend Kennels & Cattery

Ref. 2579

Coldwell Cottage, Hillend, By Dunfermline, Fife, KY11 7HF



Due to genuine retiral, this is an excellent opportunity to acquire this profitable popular kennels and cattery with superb owners accommodation.

Fantastic, fully modernized house in excellent decorative order throughout with 2 spacious public rooms, large kitchen, 3 double bedrooms and two bathrooms.

Modern kennel and cattery facilities licensed for 36 dogs and 24 cats together with small pets like rabbits, parrots, etc.

Very high levels of repeat custom and handy for customers flying from Edinburgh Airport

Freehold property, business, fixtures and fittings for sale at offers over £450,000 plus stock at valuation

VIEWINGS

Strictly by appointment through The Business Sales Agency.

No approach may be made directly to the property nor should enquiries be made of any staff at the premises.

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KY11 7HF**

Type of business:

This well established kennels and cattery has been under the same ownership for the last 14 years and offers an excellent opportunity to acquire a profitable easily managed business with superb owners accommodation.

The owners accommodation is a two storey period detached house. It has a particularly spacious L-shaped lounge dining room with dual aspects, a further TV lounge, large kitchen, three large double bedrooms one of which is on the ground floor, family bathroom on the first floor and a modern shower room on the ground floor.

The business is licensed for 36 dogs, 24 cats and small pets such as rabbits, guinea pigs, parrots, etc.

The kennel and cattery premises are modern and well maintained with under floor heating in the main block. There is also an office, ample storage and a grooming room with a shower over a raised bath.

Financial information:

Sales for the year ended 31 March 2017 were £78,747 with good net profits. The sale price includes the freehold property, all equipment, fixtures and fittings.

Further financial information can be made available to serious interested parties after viewing.

Staff:

The business is run by the owners on a part-time basis with 4 part time staff.

Opening hours:

Monday - Friday 10am - 12noon and 4pm - 6pm,
Saturday & Sunday 10am - 12noon.

Premises:

The premises are located in a fabulous semi-rural location with superb facilities within a two mile radius. Between Dalgety Bay and Dunfermline, just off the M90 motorway and handy for the Forth Road Bridge to Edinburgh and its airport, the kennels are on a main bus route, close to two train stations, a bus park and ride, primary and secondary schools and large supermarkets.

In addition to the house, kennels and cattery described above there is ample courtyard parking.

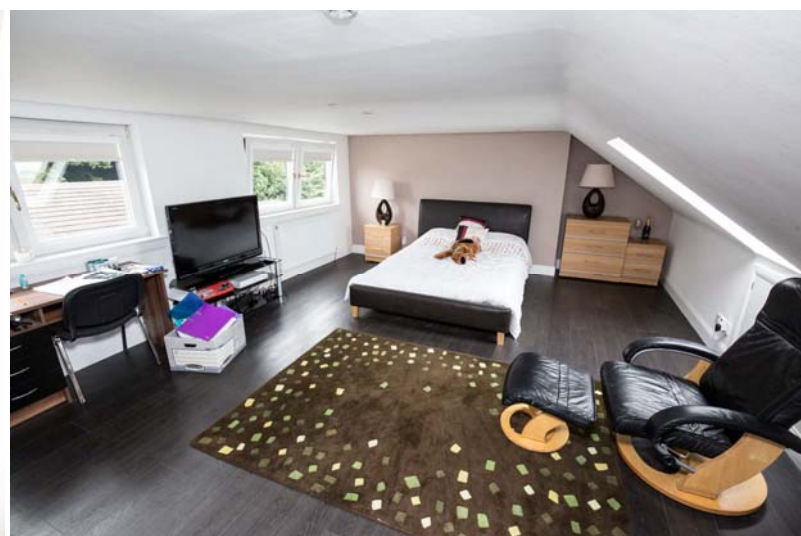
Its rural area means the business is adjacent to extensive off road walks many of which are paved providing large safe areas to exercise dogs.

Further photographs of the premises can be found on their website at: <http://www.hillendkennels.co.uk>

Tenure:

Freehold. The owners accommodation is council tax band E. The rateable value for the business premises is £1,700 so the business qualifies for 100% small business rates relief.





Agents Notes: These particulars are for the general guidance of interested purchasers and lessees and do not form part of any offer or contract. All descriptions and any other details are given without responsibility on the part of The Business Sales Agency or their vendor client and any intending purchasers should not rely on them as statements or representations of fact. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer by inspection or otherwise. Neither The Business Sales Agency nor their employees make or give any warranty whatsoever in relation to the business and/or property described herein.