



Troon Pets & Aquaria **Ref. 2775**
3C Church Street, Troon, Ayrshire, KA10 6AU

Established for over 23 years this is a unique opportunity to acquire a popular and profitable pet shop in the affluent Ayrshire town of Troon.

Annual net sales £258,000.

Selling a wide range of pet foods and accessories for dogs, cats, birds, small animals and fish this is an ideal business for an enthusiastic owner manager with limited part-time staff.

Business, leasehold interest, fixtures and fittings for sale at offers over £39,000 plus stock at valuation.

VIEWING IS HIGHLY RECOMMENDED

However it is 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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www.businesssalesagency.com

The Business Sales Agency, 38 Queen Street, Glasgow, G1 3DX

Tron Pets & Aquaria

3C Church Street, Tron, Ayrshire, KA10 6AU

Ref. 2775

Type of business:

This is a unique opportunity to acquire a profitable quality pet shop in modern premises that has been established for over 23 years with excellent regular repeat sales from pet foods and accessories.

Viewing is highly recommended.

A high percentage of turnover is repeat sales of pet food for dogs, cats, birds, small animals and fish. The business also sells a wide range of treats and accessories for these pets.

The shop is equipped to sell tropical fish, birds and small animals though this represents a small portion of overall sales but could be expanded if desired.

Tron is an affluent coastal town on the Ayrshire coast with a population of around 15,000.

Financial Information:

Annual net sales of £258,000 which with low overheads make this a profitable and easily run business.

The current level of sales is achieved without any online sales or marketing so there is significant potential for further growth.

All equipment, fixtures and fittings are owned outright and included in the sale price. Stock at cost £40,000 - £45,000.

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

Opening hours:

9am - 5pm Monday - Saturday.

Premises:

Located in the centre on Tron the premises are a bright spacious open plan unit with large full fitted retail area, office, ample storage and 2 toilets. The shop extends to approximately 104m² (1,098sqft). There is large public car park right next to the shop.

Tenure:

Leasehold. Rent £1,998 per month. New lease available.

Rateable value £17,400. Rates payable for 2023/24 after small business discount £7,539.

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.

