



Pets Direct

Ref. 2786

Unit 3, Trade Centre, Bruce Street, Alloa, FK10 1RX

Established in 1995 this is an excellent opportunity to acquire a popular and profitable pet shop in the heart of Central Scotland.

Annual net sales £130,000 and low overheads.

Selling a wide range of pet foods and accessories for dogs, cats, birds and small animals 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 £49,000 plus stock at valuation.

Sign written Renault Traffic van offered separately for £8,000.

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.

0333 6000 888

www.businesssalesagency.com

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

THE BUSINESS SALES AGENCY

Pets Direct

Unit 3, Trade Centre, Bruce St, Alloa, FK10 1RX

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Type of business:

This is an excellent opportunity to acquire this profitable pet shop in spacious premises which is only offered for sale due to the owner's wish to retire. Established in 1995 it benefits from high levels of regular repeat sales of pet foods and accessories.

Viewing is highly recommended.

Around 75% of turnover is repeat sales of pet food for dogs, cats, birds and small animals. The business also sells a wide range of treats and accessories for these pets.

Alloa is the main town of Clackmannanshire in the Forth Valley in Central Scotland. Alloa's population is around 15,000 and the shire in total over 50,000.

Financial Information:

Annual net sales of £130,000 from only 4 days trading which with low overheads make this a profitable and easily run business.

The current level of sales is achieved without any online sales or Saturday opening 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 £20,000 - £25,000.

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

Opening hours:

9.30am - 4.45pm Tuesday - Friday. Potential for Saturday and Monday opening.

Premises:

Located in the Trade Centre on Bruce Street just off the main road through Alloa, the premises are a bright spacious open plan unit which allows easy access for deliveries and browsing by customers. The unit extends to 138m² (1,457sqft). The Trade Centre has a large customer car park.

Tenure:

Leasehold. Rent £645 + VAT per month. New lease available.

Rateable value £4,300 so no rates payable.

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.

