

BUSINESS FOR SALE

Pet Shop

HALESWORTH

29 Market Place, IP19 8AY



6 Market Place
Halesworth
SUFFOLK IP19 8BA

01986 872500
www.fennel.co.uk



LOCATION

Halesworth is an old market town with a population of about 6,000 and is nine miles from the popular historic coastal town of Southwold. A Roman settlement in origin, Halesworth has a fine medieval church (with Victorian additions) and a pleasant mixture of houses, from early timber-framed buildings to the dignified remnants of Victorian prosperity.

There is a viable and vibrant mixture of independent retailers within the town, and an open market every Wednesday in Market Place. The town as a whole benefits from a local catchment of approximately 10,000 people, and the recent introduction of free parking for a period of time has assisted greatly to the local economy.

DESCRIPTION

This delightful property is prominently located in the Market Place in Halesworth, close to Boots the Chemist, opposite the butchers and adjoining the local convenience store.

As well as benefiting from good pedestrian footfall the shop has 4 public parking spaces directly outside the premises and a free car park on the Market Place, for 2 hours parking .

RENT

The tenant pays **£18,000pa** for a 10-year lease from 26th June 2021, benefiting from the renewal provisions of the 1954 L&T.

The tenant has sublet the 2 bedroom flat for £8,400pa and the dog grooming studio of 29sqm (312sqft) for £7,200pa, producing a total income of £15,600pa.

VIEWING Strictly by appointment through this office with:

Jonathan Carman MRICS
01986 872034
07973 235057
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These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract.
All prices are quoted exclusive of VAT which may be payable. Regulated by the RICS

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BUSINESS

The Feedbarn Suffolk is a hub of pet activity dedicated to care and animal nutrition and prides itself on being a traditional pet shop with modern values. Supplying an extensive range of accessories, foods raw & dry, treats, toys and training equipment as well as an extensive choice of wild bird feed, treats & feeders. Catering for all pets the business supplies to a wide range from Geckos to Alpacas.

The accounts ending March 2023 showed a turnover of £270,000 representing a healthy uplift of 20% from the previous year, full accounts will be provided once a viewing has taken place.

There is tremendous scope to accelerate this viable and prosperous business through a larger internet on-line retailing presence and through offering more extensive delivery options. There is 1 part time employee, with occasional staff required at peak periods.

The current owner has several other business interests and is selling this one to concentrate on these.

EPC This property has an EPC Band B



ACCOMMODATION

The retail element is arranged over the ground floor and comprises of the following areas:

Zone A	51.1sqm	(550sqft)
Zone B	5.40sqm	(58sqft)
Zone C	19.9sqm	(214sqft)
TOTAL	76.4sqm	(822sqft)

PRICE

The vendor is seeking **£80,000** for this profitable business, and assignment of the existing lease with the benefit of the rental income from the 2 bed flat and dog groomer.

The stock will be sold separately, currently about £46,000.

RATES

The property has a rateable value of £9,400, making it eligible for 100% Small Business Rates Relief.



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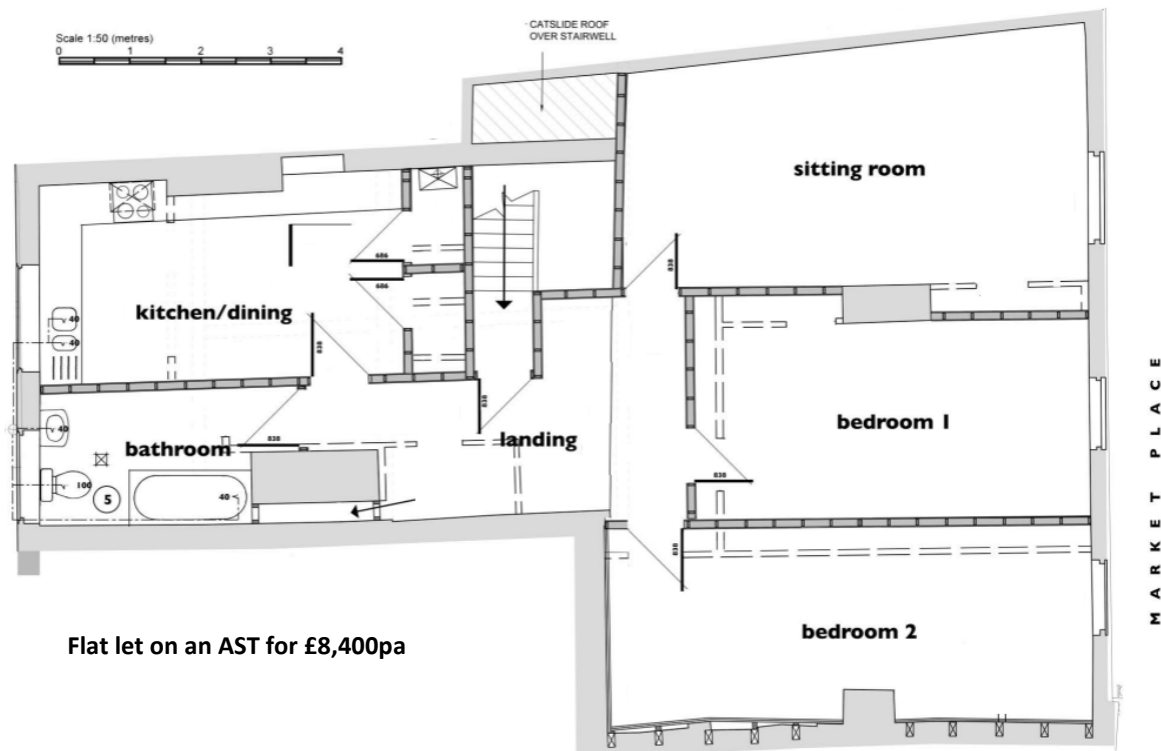
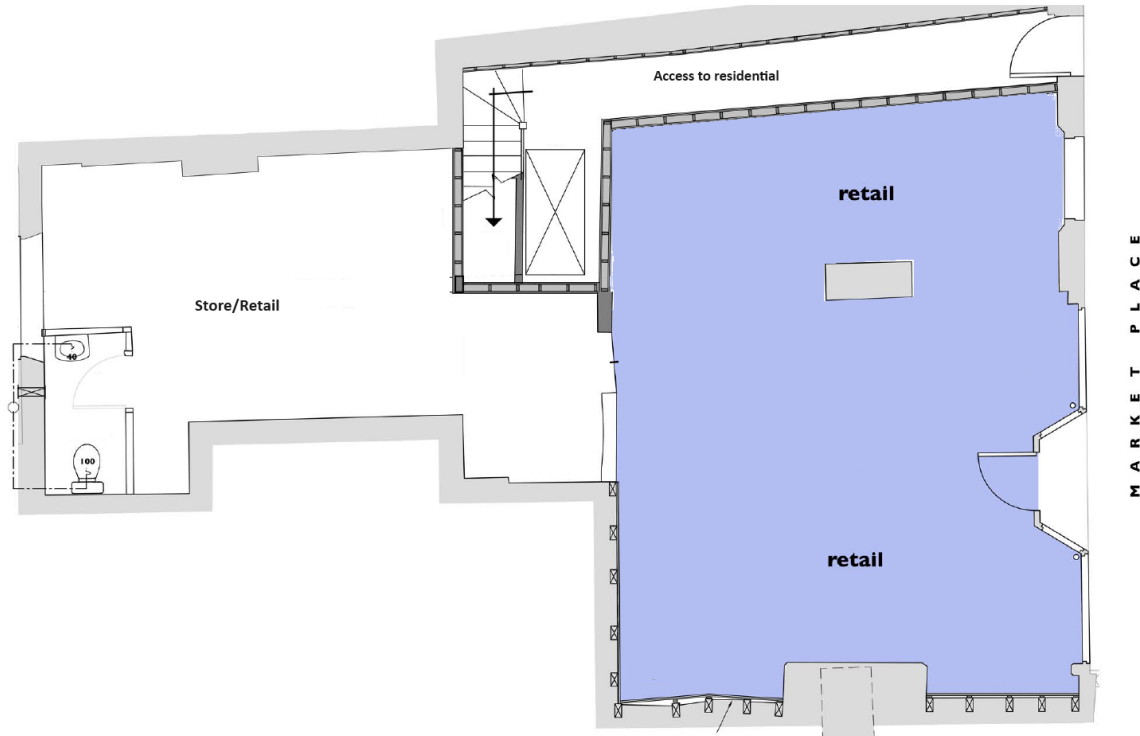
FENNEL

CHARTERED SURVEYORS
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Flat let on an AST for £8,400pa

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