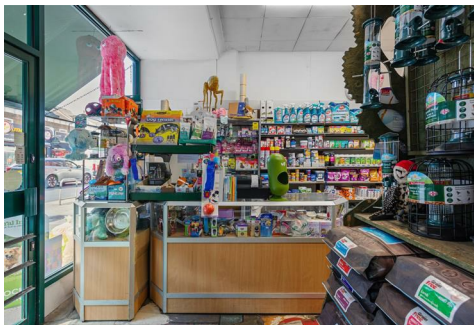


STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Norwood Road, West Norwood, SE27 9DL

Fantastic Business For Sale

Prime Location

Established for over Thirty Eight Years

£75,000 Freehold

TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

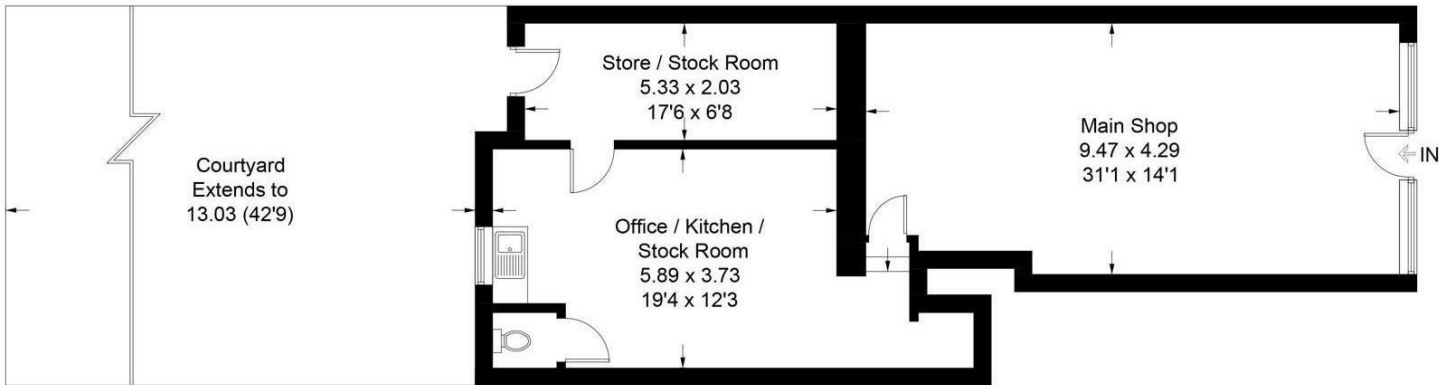
www.stapletonlong.co.uk

An excellent opportunity to acquire a well-established pet shop business in the heart of West Norwood, trading successfully for over 38 years with a loyal and long-standing client base.

The sale includes:

- All existing stock
- The current website
- Immediate potential to expand via online sales and orders

Approximate Gross Internal Area = 77.8 sq m / 837 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1203477)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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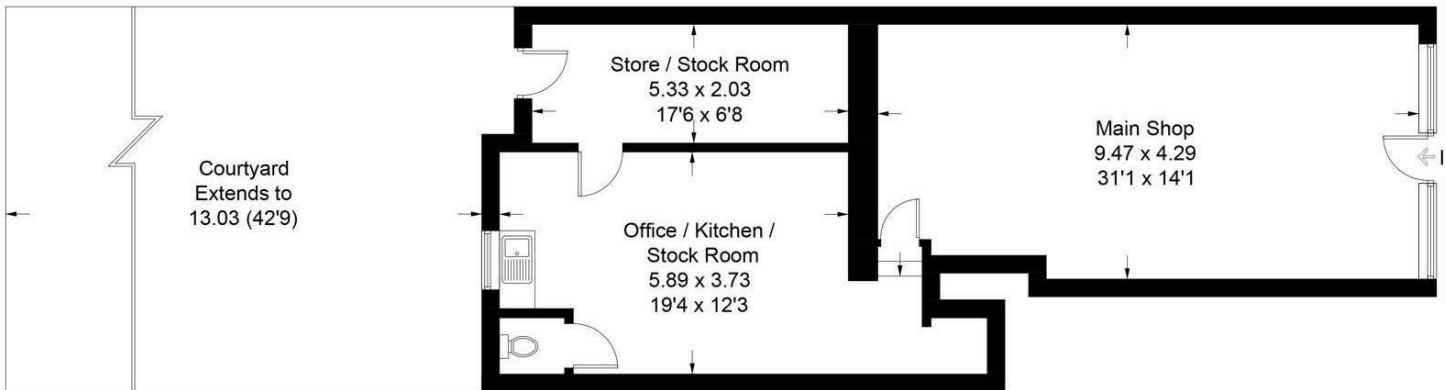
Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interest parties must themselves verify their accuracy.

This opportunity is ideal for an existing operator looking to expand, or a first-time buyer seeking a ready-made business.

- Current rent: £24,300 per annum
- Lease expiry: 29th September 2029
- Both parties to bear their own legal costs

Viewings strictly by appointment only.

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