



All Pets at Peace Wroot Road Epworth DN9 1EA

Offers Over £500,000
FREEHOLD

SUPERB BUSINESS OPPORTUNITY. Thriving and highly regarded Pet Crematorium sitting in approx 2 acres of grassland. Private location close to Epworth and only 4 miles from M180 junction 2, opening up M18, M62 & A1. Option to purchase the adjoining residential property with further acreage and outbuildings if required.

EPC:



- Highly Regarded Pet Crematorium Business
- Standing in 2 acres
- Detached building
- Main road frontage
- Option to purchase bungalow & land
- Ideal for change of career

INFORMATION

An opportunity to purchase a thriving and very highly regarded Pet Crematorium trading as All Pets At Peace, which the current owner was inspired to create to offer dignified and individual pet cremations. Standing in approximately 2 acres of grassland there is also the option to purchase the adjoining and substantial five bedroom detached bungalow with a further 10 acres and numerous outbuildings, available at Offers Over £950,000.

Located with a main road frontage, the business is very easy to find on the outskirts of Epworth and only 4 miles from junction 2 of the M180 opening up the M18, M62 and then the A1. For sale only due to the current owner considering retiring who will be available to help the new buyer transition into the business.

CREMATORIUM

Detached building divided as follows;

RECEPTION

UPVC double glazed French doors and side UPVC double glazed window. Doors into the w.c. and farewell room. Tiled floor.

FAREWELL ROOM

Tiled floor. Door into the kitchen/storage area.

W.C

UPVC double glazed window. Fitted with a white suite comprising of a glass wash hand basin and w.c. Tiled floor.

KITCHEN/STORAGE

UPVC double glazed window. Fitted with an extensive range of wood effect wall and base units with black granite effect worksurfaces incorporating a ceramic one and a half bowl sink and drainer with splash back tiling. Tiled floor. Door into the cremator room.

CREMATOR ROOM

UPVC double glazed french doors. Oil fired cremator.

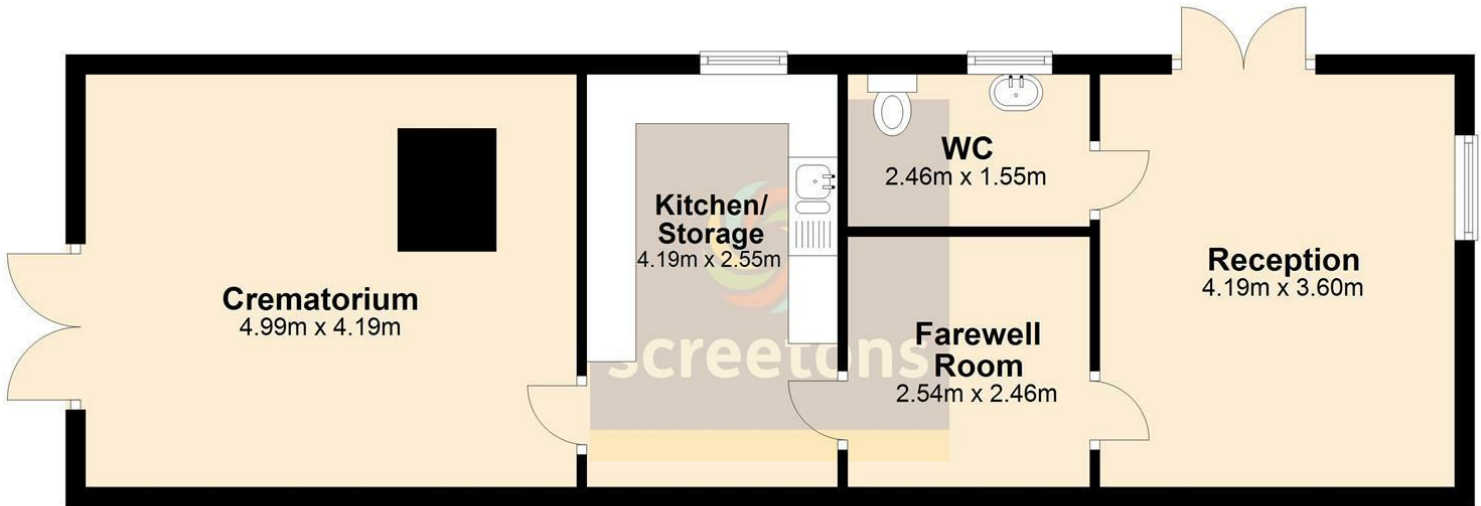
GROUNDS

Standing in approximately 2 acres, there is a private electric gated entrance leading directly to the crematorium and parking area with attractive tree planted paddock, feature fishpond and planted beds.





Crematorium Floor Plan



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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