

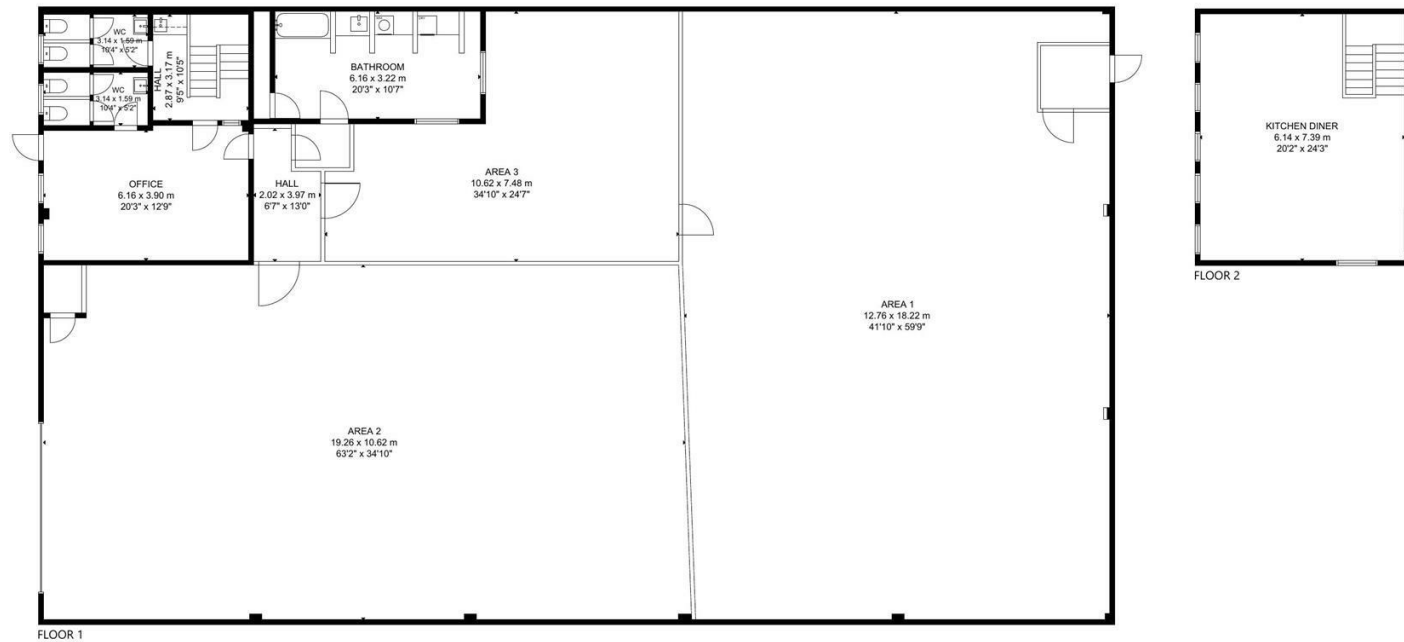


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CHARLES LOUIS

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GROSS INTERNAL AREA
TOTAL: 628 m²/6,760 sq ft
FLOOR 1: 583 m²/6,272 sq ft, FLOOR 2: 45 m²/488 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

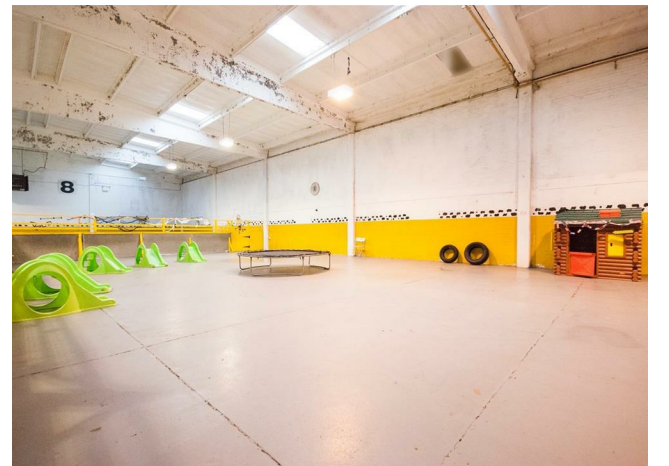
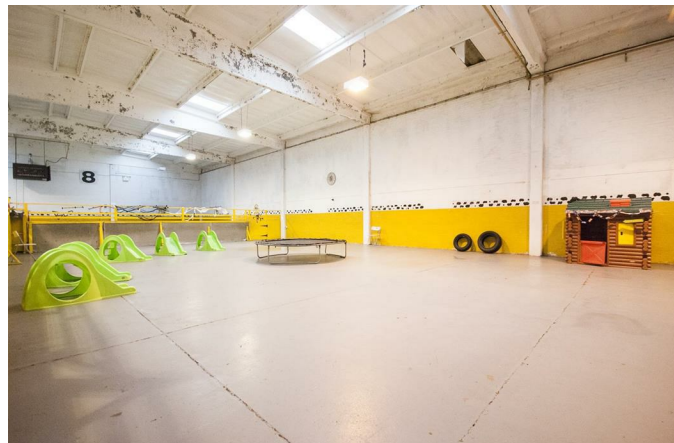
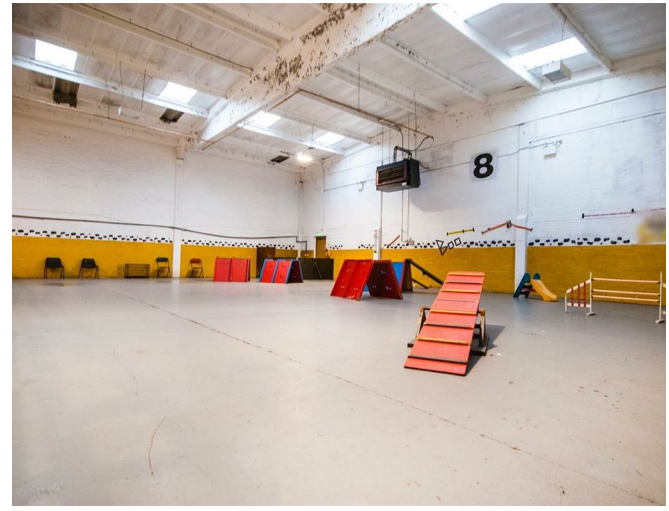
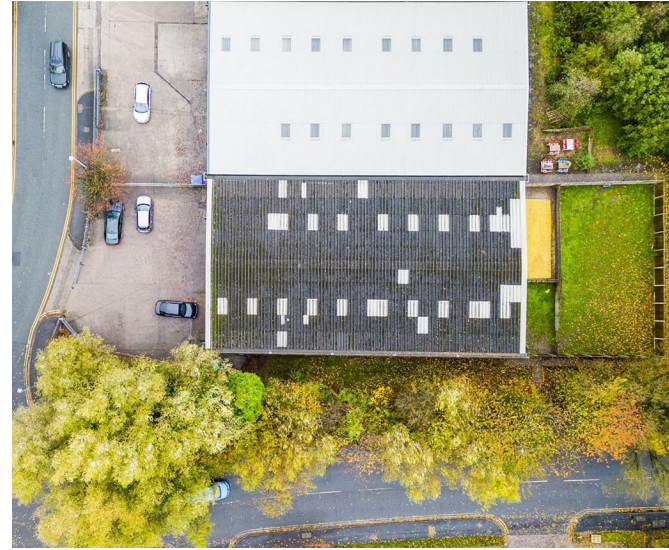


WAGS Doggy Day Care Priestley Road

POA

- Financials Available On Request
- Well Established Since 2011
- Supported With A Great Team
- Previous Plans To Franchise
- Profitable Business
- Exciting Opportunity To Develop
- Prime Location In Greater Manchester
- EPC - N/A

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Charles Louis Commercial Agents are delighted to welcome to the market this extremely busy, highly recommended and well-established Licensed Doggy Day Care business for sale on a leased basis in a sought after area of Greater Manchester.

Our client set this business up from the ground up to be an independent school of excellence, facilitated through a set of company values. They provide a structured learning journey dogs can enjoy, developing abilities such as social interaction, imagination, observing, exploring and investigating, supported by a passionate team. Recognising that dogs are valued members of peoples families, this doggy day care is seen as a day nursery equivalent. The companies pride of service is highlighted by offering customers the chance to check in periodically throughout the day via live stream CCTV systems.

Whilst parents are greeted in the reception area, the woofers enjoy their day in 3 safe, secure and self-contained indoor arenas, alongside a large outdoor play area allowing a mix of environments. This provides for the synchronisation of shared energy levels between the group. The business is surrounded by other complimentary business' on a large industrial park, such as a 24 hour vets and a blue chip tenant. Being close to the M60 & East Lancashire Road offers working professionals the chance to treat their woofers to well-deserved TLC in the working week.

Staff:

Currently 10 members of staff working at the premises including the owner, this is also supported by ad-hoc volunteers supplied via a local college partnership scheme offering work experience.

Current Opening Hours:

- Monday: 07:00am – 06:00pm
- Tuesday: 07:00am – 06:00pm
- Wednesday: 07:00am – 06:00pm
- Thursday: 07:00am – 06:00pm
- Friday: 07:00am – 06:00pm
- Saturday: Closed
- Sunday: Closed

This is a profitable and highly recommended 'go to' business with much loyal and repeat trade, featuring a glowing reputation built since 2011.

Our client has an entrepreneurial history, from developing corporate organisations to personal business start-ups and as such, this doggy day care benefits from being set up with long term expansion in mind. This would make an ideal opportunity for anyone wanting to expand on their current business or a fantastic new start up for those in the profession looking to take on an existing client base, supported by an experienced and passionate team.

Following the purchase, there is scope for the new owner to

build on current success immediately through proactive business development - add additional services to complement the existing trade such as build a home stay service, dog boarding, utilising the existing grooming bays, start a dog walking service and improve upon the website to possibly add an online booking system and building on the active social media presence, which currently enjoys a following of over 3,000 accounts.

Previously, there was a successful second location operating in Cheshire with preparations to roll out a franchise business model, with a vision to install the brand in every town nationwide. Due to personal reasons, this could not go ahead but historic draft plans are willing to be shared with the successful buyer.

Our client is only considering a sale due to semi-retirement, with the great scope to include other services such as dog grooming, walking and home stays and all further enquires are to be handled strictly by Charles Louis Commercial Agents.

Please note, serious enquiries are to be followed on by an introductory call via telephone, Teams or face to face. Our client has requested IDs and proof of funds prior to viewing and discussing in depth details, such as financials and lease details.