



CANINE DESIGN

CANINE DESIGN
(01903) 778771

Monday - Closed
Tuesday - 9 - 5pm
Wednesday - 9 - 5pm
Thursday - 9 - 5pm
Friday - 9 - 5pm
Saturday - 9 - 5pm
Sunday - Closed

123

CANINE DESIGN

(01903) 778771

DOG GROOMING & DOG BOUTIQUE



PROFESSIONAL DOG GROOMING SERVICE TO CATER
FOR YOUR DOGS NEEDS TO ENSURE A HAPPY & HEALTHY HOUND

FULLY INSURED

ESTABLISHED DOG GROOMING BUSINESS FOR SALE

Canine Design, 123 Sea Road, East Preston, West Sussex, BN16 1NX



estate agents and chartered surveyors

DESCRIPTION:

An excellent opportunity to purchase a well-established and profitable Dog Grooming business situated in the popular village of East Preston.

The premises, which comes fully fitted with all trade fixtures and fittings has space for two tables (currently one), dog bath and reception desk. There is a small lobby and WC to the rear whilst, externally, the property benefits for forecourt car parking for customers.

The salon has approximately 500 regular customers and has established a good reputation within the local area over four years of trading.

East Preston is an affluent and desirable seaside village with a population of around 5,500. It lies on the south coast between the West Sussex towns of Worthing and Littlehampton and offers excellent transport links to the surrounding areas.

The property is situated within a well-established parade to the southern end of Sea Road, just 200m from the beach and close to a number of bars, restaurants, cafes and retailers.

This is an excellent turnkey opportunity to purchase a profitable business with low overheads. Viewing is strongly recommended.

ACCOMMODATION:

Main Shopfront:

Maximum Overall Width	13'7
Maximum Overall Depth	8'
Approximate area	108 sq ft

Small Inner Lobby

WC

Front forecourt providing car parking

BUSINESS:

Canine Design has been operating for over four years and have built up an established customer base of approximately 500 regular clients.

The salon is currently open from 9am-4pm Tuesdays and Wednesdays, 9am-5pm on Thursdays and Fridays and Saturdays from 9:30am-3:30pm. We would consider that there is potential for an immediate increase in turnover with extended opening hours.

The Salon is currently operated by the existing owner with the assistance of one employed part-time stylist and one self-employed stylists.

We consider this to be an excellent turn-key opportunity suitable for existing operators hoping to expand or first ventures seeking a manageable and established business.

TERMS:

Lease:

The premises are available with the benefit of a brand new lease term at a rent of £5,000 per annum.

Premium:

Offers in Excess of £35,000 are invited for the business, goodwill and trade fixtures and fittings (full inventory to be agreed). Stock at valuation.

LEGAL FEES:

The in-coming tenant is to be responsible for the Landlord's legal fees and the seller's abortive costs unless otherwise negotiated.

RATES:

The Rateable Value for the property is £1,250 and we would therefore expect that any ingoing occupier would be rates exempt under the Small Business Rate Relief. All parties are advised to make their own enquiries with the local authority as to the rates they may incur.

VIEWING:

As the business is still trading, all viewings are strictly by prior appointment with Spratt & Son and no direct approaches are to be made.

Should you wish to view, please contact Spratt & Son to make an appointment.