



DAVIS  
& SONS

1st in Wales

established 1747

## Shop Premises 127 Caerleon Road Newport Gwent NP19 7BZ



Ref: PRC11500

### **BUSINESS FOR SALE £34,950**

BUSINESS ONLY FOR SALE.  
£34,950 TO INCLUDE ALL FIXTURES / FITTINGS  
AND GOOD WILL. RENT £375 PCM.  
DOG GROOMING BUSINESS WITH CLIENT DATA  
BASE BEEN TRADING FOR APPROX 10 YEARS,  
POTENTIAL TO EXPAND.  
ACCOUNTS AVAILABLE UPON REQUEST.  
VIEWING RECOMMENDED.

**ESTATE AGENTS • RESIDENTIAL PROPERTY MANAGEMENT • COMMERCIAL AGENTS**

Every care has been taken in drawing up these particulars and they are believed to be correct, but their accuracy is not guaranteed and neither do they constitute an offer or contract, nor any part of an offer or contract.

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Fax: (01633) 220125  
Open: Mon – Fri 9am-5:30pm & Sat 9am-4pm

## Introduction

DAVIS AND SONS ARE PLEASED TO OFFER THIS DOG GROOMING BUSINESS FOR SALE @ £34,950. THE CURRENT OWNER OF THE BUSINESS HAS BEEN TRADING FOR APPROX 10 YEARS WITH AN ESTABLISHED AN EXCEPTIONALLY GOOD BUSINESS LOCATED ON CAERLEON ROAD WITH EXCELLENT PASSING TRADE ON APPROACH TO THE CITY CENTRE & ALL ROAD LINKS FOR EASY ACCESS FOR THE BUSINESS.

THE CURRENT RENTAL FIGURE IS £375 PCM AND WILL BE OFFERED WITH A NEW FLEXIBLE LEASE.

THE BUSINESS IS TO BE SOLD AS A GOING CONCERN AND INCLUDES FIXTURES AND FITTINGS WITH ALL RELEVANT EQUIPMENT TO CONTINUE TO TRADE AND RUN THE DOG GROOMING BUSINESS.

## Accounts

Accounts and business figures are all available upon request.

The business as already have a fantastic well established client database with booked future business and repeat business. Which is available upon request.

## Trading Hours

Monday & Sunday Closed

Tuesday - Friday open

Saturday open until 2.30pm.

Potential to extend working hours and expand the business.

## Entrance

Fronting onto Caerleon Road with front fore court area. Large shop frontage with roller shutter doors.

## Main shop (16' 5" x 11' 8") or (5.0m x 3.55m)

(18m sq or 191 sq ft).

Reception area and dog grooming stations, wood laminate flooring, door to rear.

## Room (9' 6" x 8' 1") or (2.89m x 2.47m)

(7.15 m sq or 11 sq ft)

Dog / bath wash, ceramic tiling, shower head attachment. Inset lighting, ceramic tiled flooring.

Door to rear storage. door off to:-

## Toilet

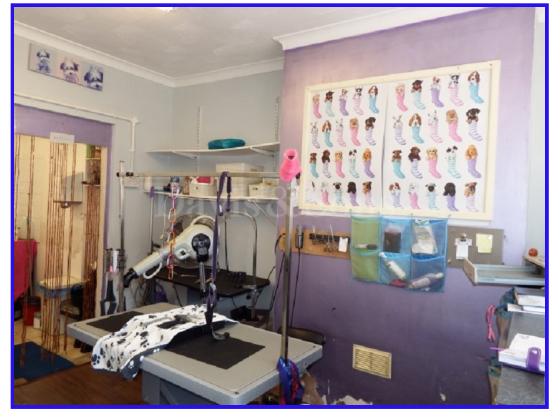
Pedestal wash hand basin, obscured window to rear, low level wc.

## Tenure

We are unable to confirm Leasehold or Freehold on this property. Purchasers are advised to confirm the tenure with their solicitor.

## Viewing

Strictly By Appointment Only. Davis & Sons, 01633 243515





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		



**PLEASE NOTE:** All room sizes are approximate. Electrical installations, central heating & plumbing & draining installations are noted in particulars on the basis of a visual inspection only. They have not been tested & no warranty of condition or fitness is implied by their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the structure of any appliances, installation or any element of the structure or fabric of the property. Messrs Davis and Sons for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) The particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors and do not constitute part of an offer or contract (ii) All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Davis and Sons has any authority to make or give any representation or warranty whatever in relation to this property.