



Ref: 4796 - Cornhill Pets & Country Crafts



7 Threadneedle Street
Stroud
Gloucestershire
GL5 1AF

**WELL ESTABLISHED PET & CRAFT SHOP -
GLOUCESTERSHIRE**

**Large sales area with ample space to grow the business
Situating in a sought after and desirable market town**

Good level of turnover with scope to increase

Well reputed with regular and repeat trade

Genuine reason for sale due to retirement

Run with the assistant of staff

Walk in condition

Easy to run

LEASEHOLD



**ASKING PRICE
£149,950 Plus SAV**

Ref: 4796

Location

The business boasts a superb location in the town centre of Stroud which is in Gloucestershire. The pet shop has prime placement on one of the town's semi-pedestrianised streets off the main high street and it sits amongst a complementary variety of neighbouring retailers and commercial concerns, including major chains. As such, the business enjoys high levels of footfall and daily passing trade. Stroud is a very beautiful and picturesque town offering a desirable and quality lifestyle. The town is well known for its historic attractions, beautiful housing, excellent central shopping and fabulous open countryside. Stroud claims to be the oldest market town in Gloucestershire which is evident through the beautiful historic buildings and landmarks showing a rich variety of character. Stroud also benefits from being easily accessed via the M5 motorway which is situated less than 6 miles away making visiting and commuting very easy. Stroud has a main line railway station which goes to London, Birmingham, Cheltenham, Gloucester and Bristol which makes day-tripping a big draw to the area.

Business History

Online Business Sales are delighted to offer for sale this dual retail business which stocks both pet and craft supplies. The business was established by our client in 2011 and has gone from strength to strength. Only now is our client offering the business to the market due to her desire to take well deserved retirement. Since the business was established she has invested time and money in both the business and premises meaning that it is in full walk in condition. She has continually added new lines and income streams which have enhanced the business massively. Our client informs us that the annual turnover currently runs at £200,000 which is derived from the sale of a wide range of pet foods, toys, equipment and associated products. Additionally the business has a craft section, currently dedicated to wool and spinning products which could be expanded to include other craft supplies and products. The business enjoys a strong reputation within the local community and as such has a high level of regular and repeat trade together with new business from good word of mouth recommendations and the niche stock carried. There is massive scope to utilize the un-used first floor which could be used for pets, additional retail space, craft classes, offices or living accommodation (STPP) which may increase income. Benefitting from a professional website, this is a superb opportunity to purchase an established business, which is a great base to build upon and as such early viewing is highly recommended as this superb business is not to be missed.

Financial Profile

Turnover: We are advised £200,000pa
Stock: Approximately £20,000

Tenure

We are advised leasehold
Rent: Approximately £17,000pa

Opening Hours

Monday-Saturday: 9:00am - 5:00pm
Sunday: Closed

Accommodation

Large double fronted glazed retail premises briefly comprising:

GROUND FLOOR

Spacious open plan retail and display space
Shelving, racking and displays
Island displays
Serving/payment counter with scales and cash register
Fridges and freezers
Dedicated craft section
Rear access to stockroom
WC

FIRST FLOOR

Currently un-used

Enquire

t: 0345 222 0508 f: 0345 222 0509
e: info@onlinebusinesssales.co.uk

IMPORTANT NOTES: These particulars do not constitute an offer neither should they be relied upon as statements or representations of fact or warranties of any kind. All interested parties must satisfy themselves by investigation, prior inspection and/or formal entry before contact with their solicitor. Neither we nor our principals accept any responsibility whatever in respect of these particulars which are simply offered as a general indication to persons who may be interested.

Viewings and negotiations are to be conducted **STRICTLY** through **Online Business Sales Limited**. No direct approach is to be made to the business under any circumstances

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

← 62 This is how energy efficient the building is.