



DOG GROOMING BUSINESS FOR SALE

- Centrally Located
- Busy Thoroughfare
- Large Shop Front
- 100% Rate Relief (STS)

Interested in this property? Please contact us on 01903 792785

12 LIVERPOOL BUILDINGS, LIVERPOOL ROAD, WORTHING, WEST SUSSEX, BN11 1SY

Location

The property is located in the heart of Worthing town centre, occupying a prominent position along the pedestrianised precinct of Montague Quarter. Worthing is one of the biggest Seaside Towns on the South Coast. Known for it's shopping, eateries, entertainment and Pier, Worthing sits at the foot of the Downs, with Brighton being 11 miles East and Chichester 18 miles West. Numerous multiple retailers are within close proximity including McDonalds, HMV, Nando's, TK Maxx, together with numerous independent retailers.

Description

An excellent opportunity to acquire a fully fitted dog grooming salon, ideally suited for an owner-occupier or expanding business looking for a turnkey premises.

The property is presented in excellent condition and comes fully equipped with high-quality grooming facilities, including professional grooming tables, bathing stations, dryers, storage units, and a welcoming reception area. The fit-out has been thoughtfully designed to create a clean, safe, and efficient working environment, ready for immediate use.

The unit benefits from a prominent location with good footfall and convenient access for clients, along with nearby parking.

This is a rare opportunity to step into a fully operational pet grooming business without the need for costly setup or refurbishment. Accounts and inventory available on request.

Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Jacobs Steel has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assumed that the property has all necessary planning, building regulations or other consents and Jacobs Steel have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	373	34.65

Tenure

The property is To Let on a new lease for a term to be agreed.

Rent

The rent is currently £12,500 per annum, exclusive.

Premium

Offers are invited in the region of £12,000 for the business, fixtures and fittings.

Business Rates

Business rates to be assessed.

EPC

The property has an EPC rating of B - 37.

VAT

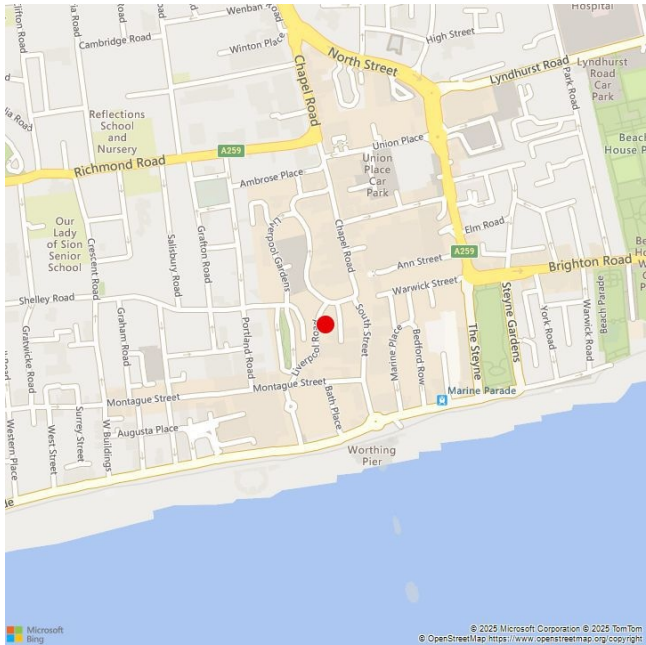
We are informed that VAT is applicable on the terms quoted.

Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

Legal Fees

Each party is responsible for their own legal fees in this transaction.



Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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