

**Hair of the Dog
167 Poulton Road,
Fleetwood**

REF: 0RF839K

- * **Dog Groomers**
- * **Fleetwood, Lancashire**
- * **All Year Round Trading Location**
- * **Prominent Corner Position**
- * **Established Business**
- * **Strong Trading Accounts**
- * **Forecourt**
- * **Retirement Sale**
- * **Priced to Sell or Lease**
- * **Viewing Recommended**



DESCRIPTION: Kenricks are pleased to offer this well know and popular Dog Grooming business for sale or lease

The business is situated in the prominent position in the all year round trading location of Poulton Road in Fleetwood.

The business specialises in the grooming of a variety of different breeds of dogs and we are informed has a data base of approximately 1,500 clients.

The business is sold with all the equipment to operate a successful Dog Grooming business. Which includes Hydro bath, Hydraulic tables, clippers, dryers, dog benches and various cages.

Ground Floor (approx. 1,021sq ft.)

Open Plan Salon with secure reception area with servery counter leading to dog grooming area with fitted work stations and Hydraulic tables.

Rear dog bathing area with Hydro bath, fitted dog drying area with extra bath.
Staff Room

Toilet

EXTERIOR: Forecourt to the front and side of the premises, providing car parking for 4 to 5 Motor Vehicles.

HOURS: Monday to Friday 8.30 am to 5pm

BUSINESS: We are informed trading accounts will show a turnover in the region of £74,000 pa

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TENURE: Freehold or Leasehold

LEASEHOLD – New flexible lease offered at a rent of £7,200 pa

LEASEHOLD PRICE: £39,950

FREEHOLD PRICE: £115,000

VIEWING: By appointment through Kenricks.

