



## Independent Pet Food And Accessories Business, Dinner Time Pet Foods Barncoose Industrial Estate, Barncoose, Redruth TR15 3RQ

An established independent pet supplies store with good levels of profitability based in a spacious industrial unit between Redruth and Camborne, affording easy access to the A30. The business has been established for many years and sells all manner of products including Pet Foods, Accessories and a variety of small animals including, Rabbits, Birds, Snakes, Reptiles, Tropical and Cold Water Fish. There is considerable scope for growth within the business through offering local deliveries and via e-commerce.

- INDEPENDENT PET FOODS & ACCESSORIES BUSINESS
- PREDOMINANTLY STAFF RUN
- EXCELLENT LEVELS OF PROFITABILITY
- ESTABLISHED TRADING POSITION CLOSE TO THE A30
- OFFERED WITH A NEW LEASE
- COMMENCING RENTAL £27,500 PER ANNUM
- EPC( B)

**£59,950 Leasehold**



### LOCATION:

Barncoose Industrial Estate enjoys easy access to the A30 trunk road and as such benefits from a large catchment area encompassing the Camborne, Pool and Redruth conurbation and much of West Cornwall.

### PROPERTY:

Dinner Time Pet Foods operates from a detached building of steel portal framed construction which was extended to provide a gross floor area of 4,342 sqft along with further mezzanine area of 1,850 sqft. The building includes a spacious sales area, office, storeroom, loading bay, WCs and a small kitchen while incorporating features such as energy efficient lighting, CCTV system and roller shutter door. The building is set within a secure, fenced compound and includes parking for up to 8 cars.

### BUSINESS:

The business has been established for almost 20 years and is concerned with the sale of pet foods, small animals as well as a range of other animal related supplies and accessories. Our clients operate the business under management with 3 Full time and 1 part time employee with minimal input required from the owner, The current trading hours are Monday to Saturday 9am - 5pm and 10am - 4pm on Sundays. A turnover of £629,315 was achieved for the year ending 30th September 2020. Further accounting information will be made available subsequent to a viewing in the normal manner.

### SCHEDULE OF ACCOMMODATION:

(All measurements and dimensions are approximate)

### GROUND FLOOR:

**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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Max Internal Depth: 11.85m

Internal Width: 33.65m

Includes sales area and counter, shelving and racking, energy efficient lighting, air-conditioning system, CCTV, office, staff kitchen, storeroom, WCs and loading bay/store.

#### **MEZZANINE LEVEL:**

Max depth: 5.34m

Max width: 23.50m

Includes fitted carpets, shelving, racking and display units and energy efficient lighting.

#### **TENURE:**

The business is offered with the benefit of a new full repairing and insuring lease for a term of 10 to 15 years with 3-yearly rent reviews at a commencing rental of £27,500 pax.

#### **LOCAL AUTHORITY:**

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

#### **ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is within Band (B).

#### **INVENTORY:**

An Inventory of all loose chattels and equipment, free of any lease/lien, to be included within the sale will be supplied by Miller Commercial prior to exchange of Contracts.

#### **BUSINESS RATES:**

We refer you to the valuation office website [www.voa.gov.uk](http://www.voa.gov.uk) or call 0300-1234-171

#### **SERVICES:**

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

#### **STOCK:**

To be taken at valuation

#### **VALUE ADDED TAX:**

All the above prices/rentals are quoted exclusive of VAT, where applicable.

