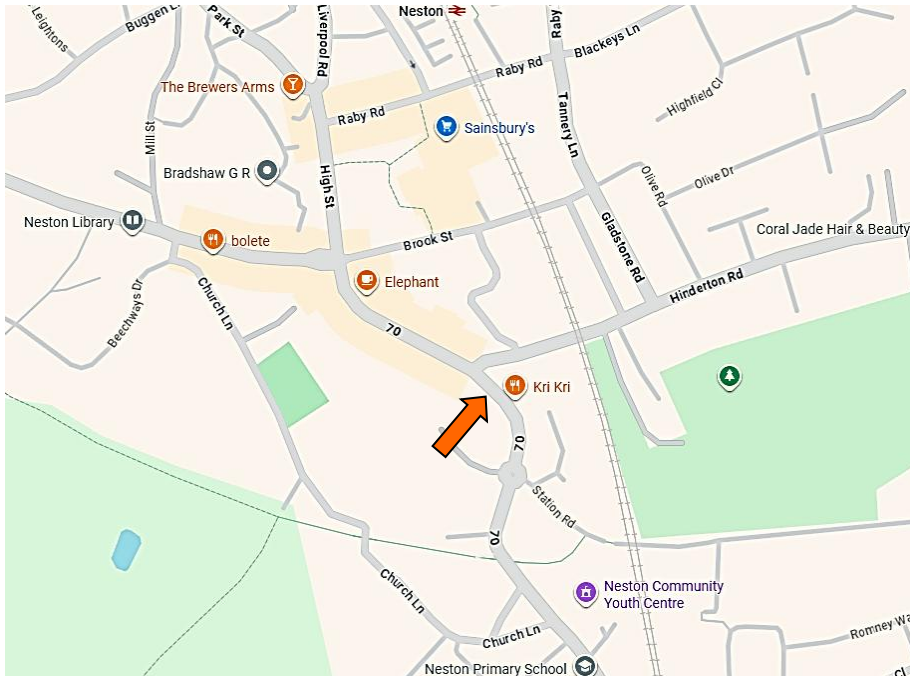


A LOAN should be available to a suitable Applicant subject to status.

VIEWING By prior Telephone Appointment through the SOLE SELLING AGENTS Saville & Woods Ltd.

PLEASE DO NOT VISIT THESE PREMISES WITHOUT A PRIOR TELEPHONE APPOINTMENT OR APPROACH A MEMBER OF STAFF



THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED
ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT

Money Laundering Regulations 2003: Prospective Purchasers will be asked to produce identification documentation prior to proceeding with Sales & Lettings. We respectfully ask for your co-operation in order that there will be no delay in agreeing the sale.

**Saville
& Woods**
Limited

Commercial Property Agents
Specialist Valuers, Property Sales & Lettings

T: 0151 625 6225

F: 0151 625 8653

www.savilleandwoods.co.uk

savilleandwoods@btconnect.com

Saville & Woods Ltd Grange West House, 34 Burlingham Avenue, West Kirby, Wirral, CH48 8AP

THE FREEHOLD GROUND FLOOR SHOP PROPERTY INCLUDING PET SHOP & GROOMING PARLOR

TRADING AS NESTON PET SUPPLIES & GROOMING

12 BRIDGE STREET

NESTON

SOUTH WIRRAL

CH64 9UJ



Registered Office: Gresham House, 5-7 St Pauls Street, Leeds, LS21 2JG VAT reg. no: 166111096 Company reg. no: 1209003 england

A Congenial Business carried on from this Good-Sized Freehold Shop Property that occupies a Bold Main Road Trading Position in the centre of this sought-after and Historic South Wirral Market Town. It is unusual to find such an attractive Single Storey Ground Floor Shop Property which would make it an ideal Property investment for such interested parties. The Property is situated in a prominent Trading Position and offers a well-proportioned retail area together with a Rear Dog Grooming Area, Separate W.C. and then a Spacious Rear Store. In total, the shop offers an area of approx. 911 sq. ft. Neston remains a Busy Town and a sought-after place to live, offering many independent shops, cafés, pubs and bars. The Surrounding area includes the villages of Parkgate to the North West, and Little Neston, Ness, Willaston, Burton and Puddington to the South and South-Eastern area. Neston has its own railway station as well as frequent Bus Services and road Links to Chester, Birkenhead, Liverpool & beyond. We strongly encourage interested parties to contact the Agents in order to arrange for a mutually convenient time to inspect the premises. [A Walk-Through Video is available at https://youtu.be/IMQIFsegVka](https://youtu.be/IMQIFsegVka)

Full details are as follows:-



SALES SHOP 31' X 17'9 with Vinyl Floor Covering, Extensive Modern Interior Wall Boarding with Numerous Hooks, Hangers etc.. Approx. 32' of Wall Display Shelving Units, 12' Gondola Display Unit. 8'6 Gondola Display Unit, Illuminated Suspended Ceiling & Strip Lights, Long Serving Counter, 'Casio' Electric Till, 'Electriq' Fridge/Freezer 'Brecknell 130 Electric Scales.

REAR DOG GROOMING AREA 6' X 14' with Grooming Table & Frame, Reverse-Air Vacuum Dryer, Tiled Walls, Non-Slip Flooring, Deep Bath/Tank (Heated) Strip Light.

SEPARATE W.C. with Wash Basin having 'Triton' Water Heater, Fitted Shelving,

REAR STORE 15' X 17'3 with Extensive Fitted Timber Shelving, 2 Strip Lights



THE TURNOVER of the Private Business averages £1,808 Per Week

THE CURRENT TRADING HOURS ARE:

Monday - Saturday 9.00 a.m. - 5.00 p.m.

CLOSED SUNDAY

THE BUSINESS has been in the same location for many years and has been in the current ownership since 2024. The Business can be managed with minimal staffing assistance although the current owner is only in part-time attendance. The Business is now offered for sale to allow the owner to pursue other business Interests thus presenting an opportunity to acquire a congenial business situated in a most appealing location and carried on from this good-sized Freehold Property.

THE PRICE FOR THE VALUABLE FREEHOLD PROPERTY, BUSINESS, FIXTURES AND FITTINGS IS THE SUM OF:

£105,000 (ONE HUNDRED & FIVE THOUSAND POUNDS)

Plus Stock at Valuation