



FERGUSONS PET SUPPLIES

69A HIGH STREET, TRANENT, EAST LOTHIAN, EH33 1LN

Freehold

Guide Price - £135,000 + SAV

- Well run traditional Pet Supplies business
- Profitable operation with scope to develop
- Very highly regarded local business
- Family run since 2004
- Prominent freehold property on High Street
- Ideal business for hands on operator



Fergusons Pet Supplies, Tranent, EH33 1LN

SITUATION

Fergusons Pet Supplies occupies a prominent freehold property on the south side of Tranent's High Street. Tranent is the second most populated town in East Lothian and an area which has seen continual residential development over the last 10 years making it a very popular commuter town for nearby Edinburgh (9 miles to the west). Other prominent towns in the area are Musselburgh, Prestonpans and Haddington.

The town offers easy access to the A1 routing into Edinburgh and to the Edinburgh city bypass and offers 3 primary schools and one secondary school.

The High Street continues to prosper with a wide varied selection of both national operators and smaller independent businesses.

PROPERTY

The business occupies the ground floor and basement in a parade of mixed retail and residential properties. The traditional frontage is eye-catching with a large display window offering a selection of the goods available.

There is free parking directly outside the business and in the surrounding areas.

INTERNAL DETAILS

There is approximately 400 square feet of retail space internally, all of which is utilised with a wide and varied display of pet foods and supplies.

There is a selection of shelving around the perimeter along with a centrally positioned double-sided aisle gondola.

The sales counter is located towards the rear of the property with electronic till system and CCTV.

ANCILLARY AREAS

There is a basement to the property which is accessed from the rear. This area is ideal for the storage of larger items.

There is also a staff w/c.

THE BUSINESS

Our clients have owned and operated this business for 15 years, during which time they have built up a fantastic reputation, both for stock availability and quality of customer service. Even if the product is not available on the shelf the owners will order specific items for customers ensuring swift delivery.

There is a huge selection for cats and dogs such as toys, food, grooming and health products whilst the business also caters for small pets, aquatic, reptiles along with a wide selection of foods for wild birds.

As well as sales generated from the shop counter, there is also a website where ordering can be done. This can be found at www.fergusonspetsupplies.co.uk where they have access to over 20,000 different product lines.

As well as being a very successful and profitable retail business, the owners also pride themselves in providing help and advice to anyone looking for help and advice regarding their pets.

SUMMARY

The business is ideally set up to suit a hands-on operator, especially someone who has a passion for pets, looking to own and operate their own business in this popular East Lothian town.

TRADING FIGURES

Full trading profit and loss accounts will be made available to seriously interested parties only after formally viewing the business.

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SERVICES

We are advised that all mains services are connected.

STAFF

The business is run by the owner with the assistance of one part-time member of staff.

OPENING HOURS

Monday to Saturday 9.00am – 5.00pm

TENURE

Freehold.

PRICE

A guide price of **£135,000 + stock at valuation** is sought for the heritable property, goodwill of the business and all fixtures & fittings pertaining thereto.

RATEABLE VALUE

£5,200. No business rates payable.

VIEWING

Strictly by appointment via the sole selling agents Cornerstone Business Agents. Phone 0131 445 7222 or email info@cornerstoneagents.co.uk.

OFFERS

All offers couched in Scottish legal terms should be submitted to the sole selling agents.

Cornerstone Business Agents

The Walled Garden | Bush Estate | Midlothian | EH26 0SD

Phone 0131 445 7222 | Fax 0131 445 4300

email info@cornerstoneagents.co.uk

www.cornerstoneba.co.uk



Important Notes

Sales Particulars & Web Listings

Please note any information contained in sales particulars or web listings for businesses being marketed by Cornerstone Business Agents is intended for general guidance only and should not be taken as statements of fact.

Prospective purchasers should always seek independent professional advice before committing to purchasing a business.

Viewing Appointments

Whilst it is a good idea to visit a business that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, owners or customers of the business.

Many businesses are being marketed confidentially and the staff and locals may not know that the business is on the market, therefore a casual approach can adversely affect the business.

Formal viewing appointments should always be made via Cornerstone Business Agents by calling 0131 445 7222 or completing our [viewing request form](#).

If you wish to cancel an appointment or will be delayed please inform Cornerstone as soon as possible. During out of office hours please call the business direct - however only speak to the person to whom your appointment is with.

Please drop us an email at info@cornerstoneagents.co.uk or give us a call on 0131 445 7222 after you have viewed to let us have your thoughts and feedback on the business you have viewed.

Trading Figures & Accounts

As sales particulars are readily available to be downloaded from the internet it is rare that confidential trading figures are included in sales particulars. For reasons of confidentiality accounts are in most cases only available after a formal viewing. We understand that this can cause problems as it is pointless viewing a business that is not affordable. We therefore suggest that you call Cornerstone and ask for the agent handling the sale who will give guidance on trading levels and profitability before you view.

Business Finance

There are a wide range of funding options available to assist with a business purchase. Cornerstone work with a wide range of lenders and commercial finance brokers to ensure that purchasers of our clients' businesses obtain the most advantageous funding facilities available. Please contact us if you would like to discuss business finance options with one of our independent specialists.

We strongly advise that business purchasers discuss funding criteria with a specialist broker at an early stage. Discussing funding criteria with a single lender is unlikely to result in the best funding solution being found. Please call 0131 445 7222 to speak to one of our finance specialists.

Legal Aspects of Buying a Business in Scotland

You will need to instruct a Scottish solicitor to act on your behalf when buying a business in Scotland. Scottish law differs from English law. It is important to instruct a solicitor who is experienced in buying the type of business you are considering.

Cornerstone offer a list of solicitors that we can recommend. Please drop us an email to info@cornerstoneba.co.uk for more information.