

174 Cliftonville Road , Belfast, BT14 6LB

Offers Around £10,000

Superb Opportunity To Purchase A Well Established Dog Grooming Business Holding A Prime Position On The Cliftonville Road

We are pleased to offer for sale this well established Dog Grooming Business, currently trading as "Toto's", holding a prime position on the bustling Cliftonville Road, just a short commute to the City Centre. This successful business is being sold with lease, goodwill, fixture and fittings to allow someone to start trading straight away. The current rent is £ 200.00 per week plus rates on a full repairing and insuring lease - lease terms negotiable.

The prime position on the Cliftonville Road moments from well highly regarded residential areas yet only a short commute to the City Centre combines with this fantastic "ready to go" business opportunity - Early enquiries are recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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- Superb Opportunity To Purchase A Well Established Dog Grooming Business
- Current Rent is £ 200.00 Per Week Plus Rates
- Recently Fitted WC
- Prime Cliftonville Road Location
- Specialist Dog Grooming Equipment Included
- Fantastic "Ready To Go" Business
- Business Being Sold With Lease, Goodwill, Fixtures & Fittings
- Gas Fired Central Heating
- Early Enquiries Are Recommended

Waiting Area

12'8" x 10'9" (3.88 x 3.28)

Electric Roller shutter door, large picture window, ceramic tiled floor.

Enclosed forecourt, artificial grass, dog pens.

Open Plan To

Grooming Area

Ceramic tiled floor, gas boiler, counter top, stainless steel "dog bath", ceramic tiled floor.

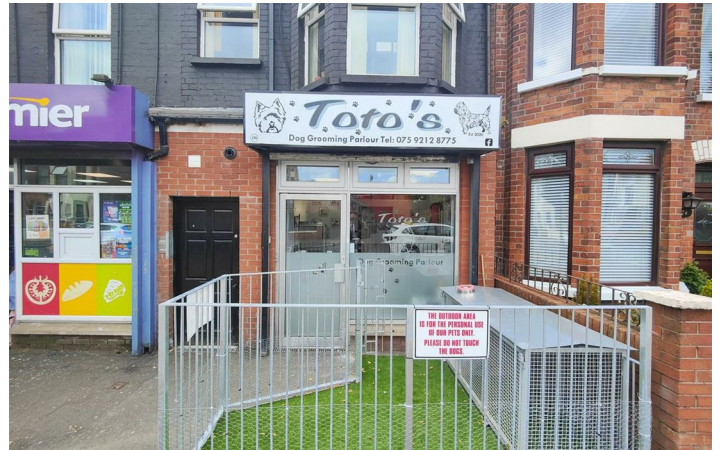
WC

Fully tiled low flush WC, vanity unit.

Storage



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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