



Former Caesars Pet Animal Hotel, Ilkeston Road, Morley, Derbyshire, DE7 6DG

A rare opportunity to lease a Kennels and Cattery, only being brought to the market by the retirement of the previous occupiers.

Comprising a range of buildings, with the potential to accommodate forty-four dogs and twelve cats, together with mobile home, and sitting within approximately 2.5-acres of land.

Small premium required for the former tenants fixtures and fittings (F&F).

Available on a new lease.

£18,000 per annum exclusive (pax)

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LOCATION

The property is situated off the A609 Ilkeston Road, approximately 200-yards east of the junction with the A608, within Morley, Derbyshire. The site is close to the noted Morley Hayes, and is bordered by mature woodland to the east, and Morley Hayes Golf Course to the south.

DESCRIPTION

The site accommodates a range of buildings, which include; three kennel blocks for doubles, the Paddock Wing for small breeds, and the Hayes Wing for medium breeds, with individual pens providing indoor and outdoor space, heat lamps, lighting, and drainage. There is a further detached building, of brick construction, and provides the Cattery, with isolation area, kitchen/food prep room, and ancillary space.

The site also accommodates a mobile home booking-in office, and ample car parking. Please note, the mobile home is on a temporary planning consent, and is a tenant item.



The land extends to approximately 2.5-acres providing walks through the field, and adjoining woodland. The site has security to the perimeter, with gated access off Morley Road.

LICENSE

Any intended tenant would require a License to operate the Kennels and Cattery, and this can be obtained from Amber Valley Borough Council (AVBC). We have been informed that the site is capable of a License for forty-four dogs and twelve cats. We would recommend that interested parties make their own enquiries with Licensing Officer at AVBC.

RATEABLE VALUE

From enquiries of the Valuation Office Agency (VOA) website, we note the property has a description of 'Kennels, Cattery and Premises' and a rateable value of £4,250.

TERMS

The premises are available by way of a new full repairing and insuring (FR&I) lease, for a term to be negotiated, ideally six-years, with a three-yearly rent review pattern.

The guide rent is £18,000 (eighteen thousand pounds) pax.

FIXTURES & FITTINGS (F&F), AND MOBILE HOME

The previous tenants are willing to sell the mobile home, together with the heat lamps, and various other items used in conjunction with the business, for a premium of £2,000 (two thousand pounds).

LEGAL COSTS

The ingoing tenant is to provide an undertaking to cover the landlords legal costs for the preparation of the lease.

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VIEWINGS

Strictly by prior appointment with the sole agents: -

Gadsby Nichols

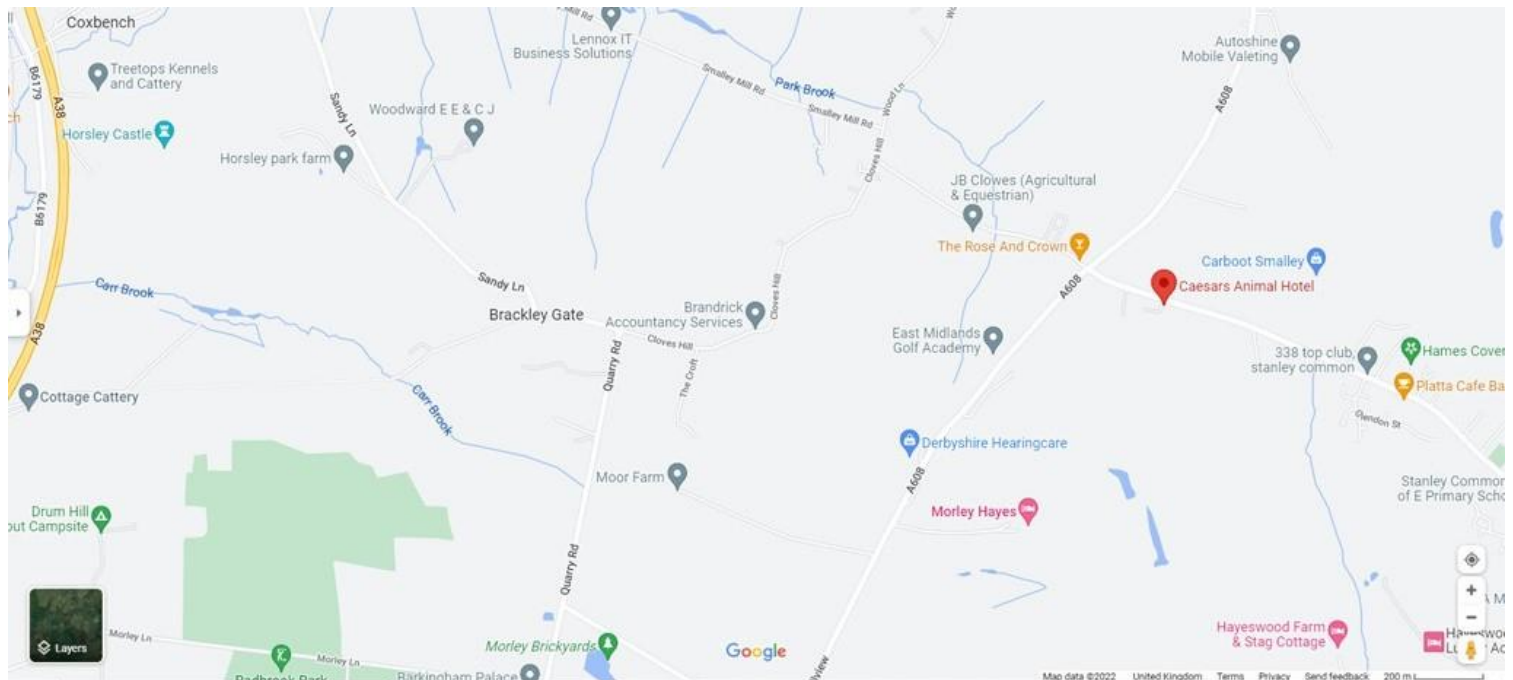
Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful applicant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

SUBJECT TO CONTRACT



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