

TO BE SOLD

REF: 31087

£9,999

Hair Salon for Sale

Eastbourne, East Sussex



Summary

An established hair salon in an excellent trading position close to the seafront in Eastbourne. The premises are in excellent condition and offer flexible space with scope to further utilise the first floor by introducing beauty treatments.

Location

The shop is in an excellent position on a parade of shops, close to the seafront. The business is supported locally by a number of successful independent businesses including a newsagents, grocery shop, clothes shop and several restaurants.

Business

The business has been established for over 16 years. It has a very good reputation and there are many regular clients. Our client works in the salon five days a week with the assistance of one other stylist who works two days a week on an employed basis.

Premises

The premises are spread over the ground and first floor. They are well equipped and decorated to a high standard throughout. The ground floor is of irregular shape totalling 31 m sq. There are five workstations, two backwash units, reception desk, etc.

Stairs lead to the First Floor which has been divided into two sperate areas offering the opportunity to sub-let this space or to offer beauty therapies. There is also a WC and laundry area with a washing machine.

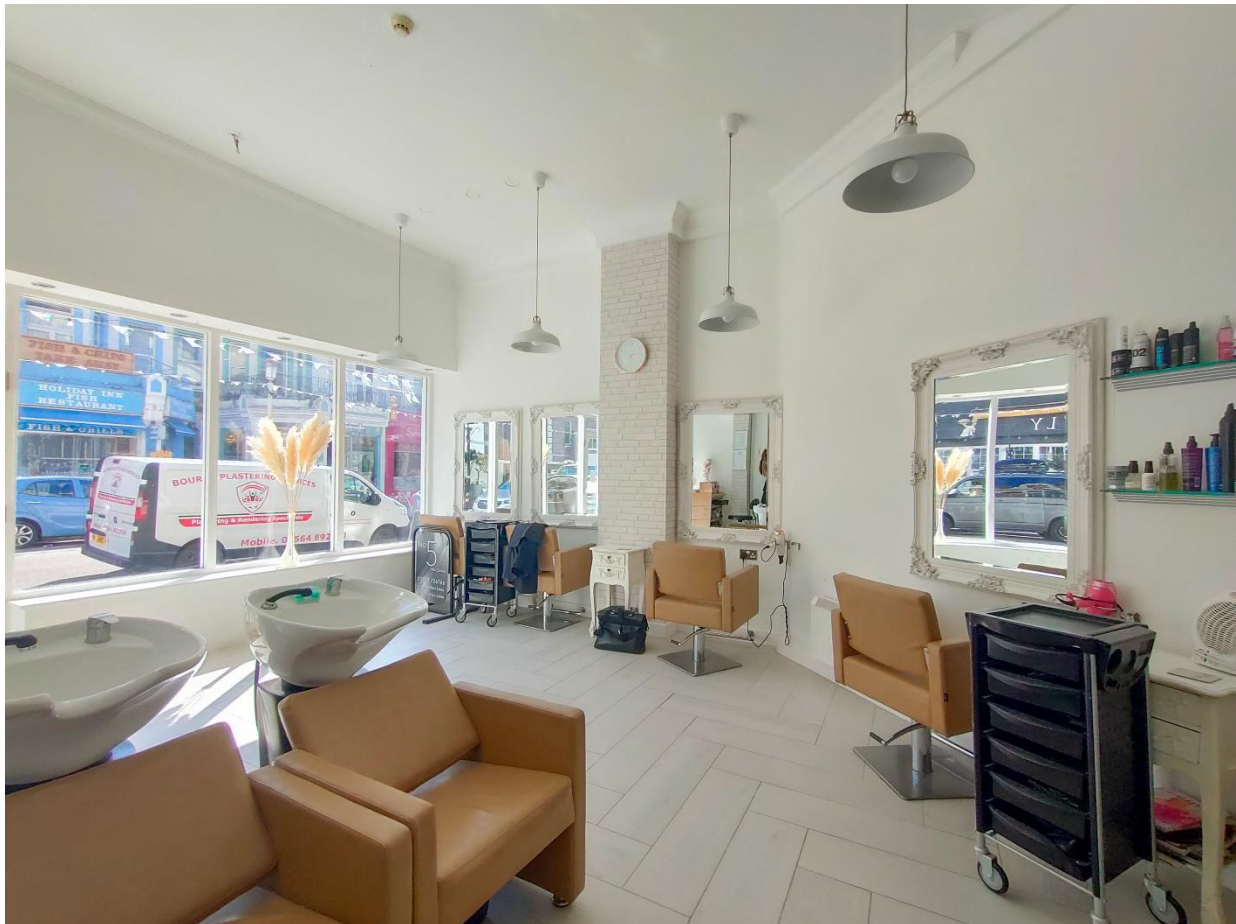
There is a basement storage area with limited head height.

Tenure: Leasehold. We are informed there are three years remaining on a 10-year lease at a current rent of £12,500. At the end of the current lease, the tenant at the time can expect to be offered a new lease at no charge under the protection of the Landlord & Tenant Act 1954.

Price: £9,999 the goodwill, equipment and lease with stock to be purchased at cost price at the time of completion.

Business Rates: The Rateable Value is £9,800. This is not the amount payable, and the premises qualify for 100% Small Business Rates Relief – meaning there will be no rates to pay (subject to the tenant's status).

EPC Rating: D







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