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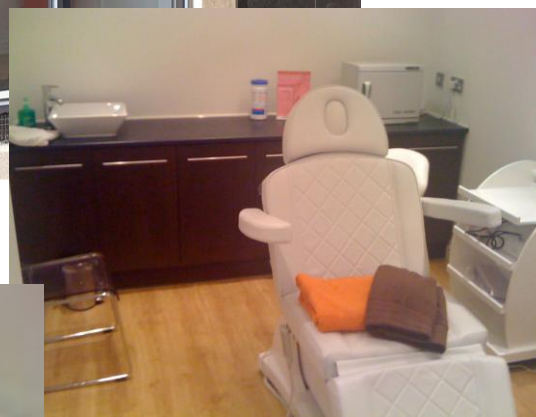
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APEX
BUSINESSSALES

The Clock House
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ASHFORD - KENT

LEASEHOLD AESTHETICS & BEAUTY CLINIC



- ◆ IMMACULATE TOWN CENTRE PREMISES
- ◆ ESTABLISHED 2011
- ◆ CURRENTLY OPENING 5 DAYS PWK ONLY
- ◆ GREAT POTENTIAL

LEASEHOLD PRICE: £12,500
REF: N742

Location

Prominently situated fronting a very busy central road in this prosperous Kent Town drawing trade from both local and wide affluent catchment area encompassing London and South East.

Business

The business was established by our clients in September 2011 and is now only being marketed as a result of the Vendors other business commitments. Currently operated by the vendor alone, tremendous potential exists for the introduction of more beauty and medical treatments and full utilization of the other treatment rooms.

Turnover

£65,000 P.A.

Staff

Owner only at present.

Hours

Tues & Weds - 10.00am to 6.00pm Thurs & Fri - 10.00am to 7.00pm Sat 10.00am to 5.00pm
Sun & Mon Closed

Premises

Imposing premises with single entrance to: Reception Area: Tastefully decorated and fitted out to a high end specification. Reception counter with high end PC and clinic/salon specific software. Treatment Room 1: (3.5m x 3.5m) Full width floor units with soft close doors and easy clean worktop, Electric Couch, designer basin, hot towel steamer, laser hair removal machine, waxing station, electrolysis machine, microdermabrasion machine, ultrasound machine, 2 trolleys. Treatment Room 2: Electric Couch, endermologie machine, waxing station, hot towel steamer, designer basin, 2 trolleys. Treatment Room 3: Treatment Couch, basin. Nail Station: Consisting of 2 chairs and Nail Bar with new CND lamp and 40 CND colours. W.C: with separate wash basin area. Kitchenette: Sink and Cupboards and area/plumbing for washing machine. Office: Containing desk worktop fridge and storage area. OUTSIDE – 1 Parking space

Observations

The premises were totally refitted and newly equipped in September 2011 to an exceptionally high standard including rewiring and the installation of air conditioning throughout. The premises sits within the central town area with a large pavement frontage with a very high footfall from town centre and large local offices. New shop frontage recently fitted.

Tenure

Approx 3 years remaining on current lease. New 5 or 10 year lease available to incoming tenant.

RENT - £10,200 P.A. (3 year reviews)

Business Rates

Not payable at present.

Price: £12,500

Ref: N742

Viewing strictly by appointment through Apex Business Sales

These particulars are believed correct but should be verified prior to purchase and must not be construed to form part of any contract. All negotiations to be conducted through Apex Business Sales and the acceptance of these details constitutes a contract to this effect. A deposit is required to hold any business and references are required to purchase leasehold properties.