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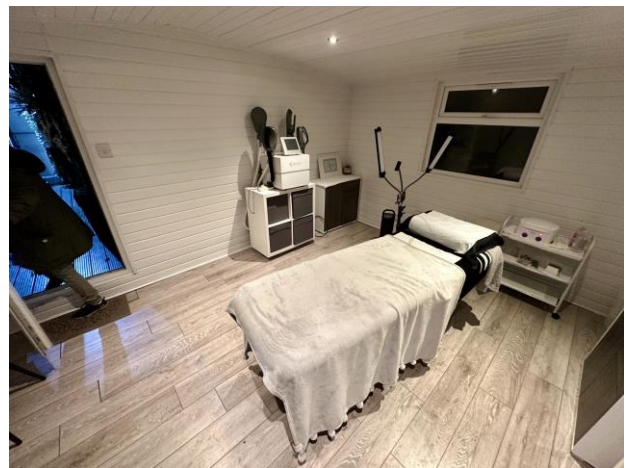
APEX
BUSINESSSALES

The Clock House
High Street
Wrotham
Kent TN15 7AA

BEXLEY – KENT

LEASEHOLD

HAIR & BEAUTY SALON



- ◆ IMMACULATE PREMISES
- ◆ 3 BEAUTY ROOMS + SUNBED ROOM
- ◆ 3 HAIR CUTTING CHAIRS + 2 NAIL STATIONS
- ◆ S.C. FLAT LET PRODUCING £1,350 PCM
- ◆ STAFF RUN

PRICE:

LEASEHOLD £125,000

REF: N1007

LOCATION

Prominently situated fronting a busy street and being adjacent to a mainline rail station in this prosperous Kent Town drawing trade from over a wide affluent catchment area.

BUSINESS

The business is well established, has been in the present hands for some 3.5 years and is only being marketed due to the vendors other business interests. Mostly staff operated, tremendous potential exists for an owner operator to market and further develop with the introduction of more beauty treatments and longer opening hours.

TURNOVER

The business declares takings of £90,000 P.A.

STAFF

2 full time and 1 part time beauticians and 2 hairdressers who are employed.

1 hairdresser is renting a chair plus rear room rented out at £600 pcm WAGES - £5,000 PCM

HOURS

10.00am to 6.00pm – Mon 10.00am to 9.00pm - Weds & Thurs

9.00am to 8.00pm – Fri 9.00am to 3.00pm – Sat Closed Tues & Sun

PREMISES

Imposing premises with single entrance to: Salon Area: Tastefully decorated and fitted out to a high end specification. Reception counter. 3 cutting positions, 2 backwash basins, 2 nail stations, 2 pedicure chairs. Sunbed Room with top of the line Ergoline sunbed. Treatment Room 1: with couch, accessory trolley. Fitted cupboards with sink. Customer W.C: with w/basin. Kitchenette: st/stl sink.

OUTSIDE – charming Courtyard to rear with Decking area: Beauty Room 2: Couch, towel warmer. Beauty Room 3 with treatment couch. Garage/store Area: Service road to rear.

LIVING ACCOMMODATION

Comprising a self contained 2 bedroom flat benefitting from replacement UPVC double glazing and gas fired central heating. The flat is let on an assured shorthold tenancy producing £1,350 PCM

TENURE

10 year lease from 4th November 2022. RENT - £17,500 P.A. (5 year reviews)

Rent to be paid quarterly in advance.

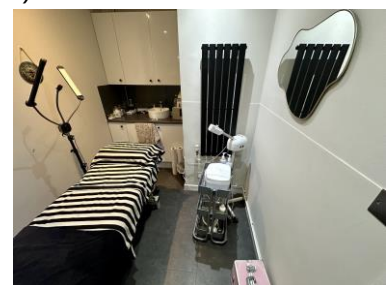
EPC RATING

Band D

BUSINESS RATES

Nil currently payable

Price: Leasehold £125,000



Ref: N1007

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.