

REF: HB3275

STATE-OF-THE-ART STAFF-RUN TANNING SALON – FOR SALE – OUTSKIRTS OF GUILDFORD

£40,000 WORTH OF SUNBEDS & ASSETS INCLUDED

TURNOVER £2,000 PER WEEK (HUGE GROWTH POTENTIAL)

3 x LUXURA & ERGOLINE BEDS + 4TH ROOM IDEAL FOR BEAUTY OR SUBLET INCOME

CRM SYSTEM WITH MODERN SUNBED TRACKING TECHNOLOGY

OUTSKIRTS OF GUILDFORD – £79,995 LEASEHOLD + SAV



- TURNOVER £2,000 PER WEEK (HUGE GROWTH)
- RENT £22,000 PER ANNUM
- NIL RATES TO PAY
- 5 YEAR LEASE (3 REMAIN) - *LANDLORD OPEN TO NEW LEASE
- 3 x SUN BEDS & 4TH ROOM FOR EXPANSION
- 800 SQ.FT (APPROX.)

LOCATION

Situated in an affluent Surrey village, positioned on a busy parade with strong footfall and parking directly outside, on the outskirts of Guildford.

THE BUSINESS

This is a state-of-the-art, fully staff run tanning salon set in an affluent Surrey village on the outskirts of Guildford. Beautifully fitted and equipped with £40,000 worth of premium Luxura and Ergoline Evolution sunbeds (1 stand-up Luxura V10 and 2 laydown Evolution 600 units) together with additional assets. The business generates around £2,000 per week, with huge scope for growth under an owner-operator — particularly through expanding the retail offering and maximising income from the fourth room.

The fourth room currently produces £100 per week from self-employed contractors who use the room part-time (£400 paid every four weeks), with additional ad-hoc income from spray-tanning contractors. This represents significant expansion potential for a hands-on owner wishing to increase sublet income or install an additional bed.

Trading for 2 years and already boasting 1,647 regular clients, the salon benefits from a modern CRM system, Salon Tracker remote bed operation, and an advanced bulb-tracking system that monitors usage and ensures optimal performance and staff transparency. All beds have been recently retubed and serviced.

A high-spec, turnkey operation built with substantial investment, offering exceptional potential for a hands-on owner. Parking is available directly outside.

RATES

We are informed by the seller they pay: £ Nil rate's per annum. *We insist all interested parties make their own enquiries regarding business and or council tax rates.

TURNOVER

We understand from our vendor client that the current turnover averages at £2,000 PER WEEK, working on an excellent profit margin.

TRADING HOURS

Monday—CLOSED . Tuesday, Wednesday & Friday 0900 – 2000. Thursday 0900 – 2200. Saturday & Sunday 1100 - 1600.

REASON FOR SALE

Change of lifestyle to concentrate on family.

LEASE

The premises are held on a 5 year lease with 3 years remaining. Current rental of £22,000 per annum. No rent review until end of lease— March 2029. We understand the landlord is open to granting an extension or a new lease. Please call for further details.

THE PREMISES

Internally the business is well-presented and fully equipped for trade. Benefits include: Glass entrance via double doors, CCTV, 4 x tanning booths with mirror and automated roller shutter doors, £40,000 worth of premium Luxura and Ergoline Evolution sunbeds (1 stand-up Luxura V10 and 2 laydown Evolution 600 units)lay down), wooden flooring, reception area with retail shelving display, CRM system (T-Max) linked to Salon Tracker, seating for client via sofas, staff room with kitchenette, WC.

STAFF

Staff run business; our vendor client doesn't work full time in the business. 1 x manager and team of 2 part time staff members doing split shifts to cover opening hours.

STAFF COSTS: £600—£650 PER WEEK.

LEGAL FEES

Each party is to cover their own legal fees and 50% contribution to all landlord costs, or otherwise negotiated as part of the sale.

PRICE

We are instructed by our Vendor to offer this business for sale, AT THE PRICE OF £79,995 priced to reflect the remainder of the lease, sunbeds and assets worth circa £40,000 goodwill, and fixtures and fittings. Stock to be purchased at valuation.



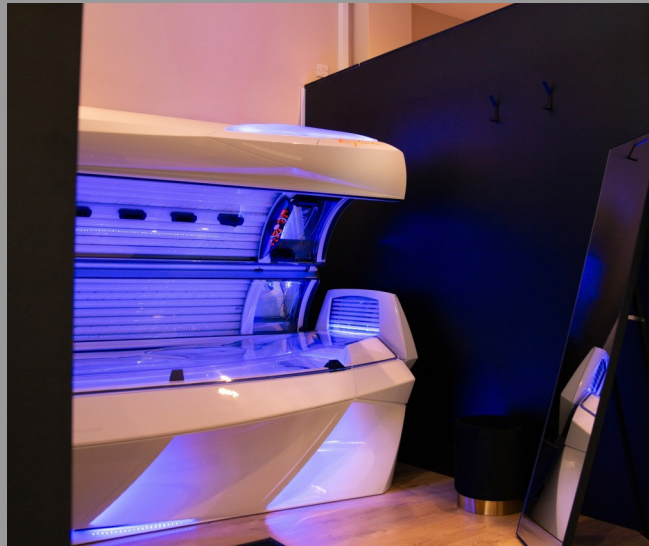
Disclaimer: Misrepresentation Act 1991: Paviour Property Services for themselves and for vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Paviour Property Services has the authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (4) rents or prices quoted in these particulars may be subject to VAT in addition.



Disclaimer: Misrepresentation Act 1991: Paviour Property Services for themselves and for vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Paviour Property Services has the authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (4) rents or prices quoted in these particulars may be subject to VAT in addition.



Disclaimer: Misrepresentation Act 1991: Paviour Property Services for themselves and for vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Paviour Property Services has the authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (4) rents or prices quoted in these particulars may be subject to VAT in addition.



Disclaimer: Misrepresentation Act 1991: Paviour Property Services for themselves and for vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Paviour Property Services has the authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (4) rents or prices quoted in these particulars may be subject to VAT in addition.



*'Our **business** is selling your **business**'*

Essex (Head Office)
01702 667 111

London
020 3627 1110

Kent
01634 505 110

www.paviourpropertyservices.co.uk / info@paviourpropertyservices.co.uk

