

REF: HB3151

SUPERBLY FITTED HAIR & BEAUTY SALON FOR SALE IN CHIGWELL, ESSEX
15 X CUTTING STATIONS & 1 X BEAUTY ROOM
TURNOVER £3,000 + PER WEEK - FULLY STAFF RUN
HUGE SCOPE FOR FURTHER SUBLET INCOME - ESTABLISHED OVER 10 YEARS

CHIGWELL, ESSEX—REDUCED TO SELL - £59,995 LEASEHOLD + SAV



- TURNOVER £3,000 + PER WEEK
- RENT £18,000 + VAT PER ANNUM
- RATES £5,014.95 PER ANNUM

- 10 YEAR LEASE (1 REMAINING)
- A1 LICENCE (2300)
- GREAT SUB LET POTENTIAL

LOCATION

This business occupies an excellent trading position with ample easy-access parking and busy footfall within this sought-after town of CHIGWELL, ESSEX.

THE BUSINESS

The business has been established for over 10 years and been run by our seller client for the past 8 years, and only now, having relocated, has fully staff-managed the business and collected chair rent, producing a combined turnover of £3,000 + per week (£2,000 business £1,000 chair renters) - operating easy hours over 5 days a week. The business offers any hands-on owner huge scope to expand, as there are 15 x Cutting/makeup Stations and 1 x Large Beauty Room. The business could either be expanded or provide a base to produce additional lucrative sublet income. Our client doesn't live locally and is not working within the business, offering an ideal handover to a new owner, which is rarely seen in this industry.

RATES

We are informed by the seller they pay: £5,014.95 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 £3,000 + PER WEEK, working on an excellent profit margin— (£2,000 from Salon, and £1,000 from Chair Renters).

TRADING HOURS

Sunday & Monday – CLOSED. Thursday & Saturday 0900 – 1900. Tuesday, Wednesday, Friday 1000 – 1730.

REASON FOR SALE

Relocation.

LEASE

The premises are held on a 10 year secure lease with 1 year remaining. Current rental of £18,000 + VAT per annum

THE PREMISES

Internally, the business is well-presented and fully equipped for trade. Benefits include: triple-fronted shop front with awnings, double door entrance, reception with computer database, social media following with over 10,000 followers on Instagram, CCTV, air-conditioning, wooden flooring, 15 x Cutting / Makeup Stations, 4 x Back Basins, 1 x Large beauty Room, ample shelving and storage, Kitchenette, WC.

STAFF

Staff run business; our vendor client doesn't work full time in the business. 1 x full time staff member. Range of chair renters and commission based operators .

STAFF COSTS: £2,350 PER MONTH.

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 REDUCED PRICE OF £59,995 priced to reflect the remainder of the renewable lease, goodwill, and fixtures and fittings. Stock to be purchased at valuation.



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*‘Our **business** is selling your **business**’*

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