

REF: HB3274

TATTOO STUDIO WORKSPACE BUSINESS – FOR SALE – BRIGHTON, EAST SUSSEX

SUB LET RENTAL INCOME £75,000 PER ANNUM—NO INPUT FROM OWNER

5 × TATTOO BEDS

SPACE TO EXPAND INTO HAIR & BEAUTY

IDEAL FOR INVESTOR – OPERATES WITH SELF EMPLOYED / SUB CONTRACTORS

BRIGHTON, EAST SUSSEX – JUST £74,995 LEASEHOLD + SAV



- SUBLET INCOME £75,000 PER ANNUM
- RENT £20,000 PER ANNUM
- IDEAL FOR NEW OWNER OPRATOR



- RATES £2,500 PER ANNUM
- GROUND FLOOR AREA IDEAL FOR HAIR & BEAUTY
- 900 SQ.FT (APPROX.) TWO STOREY PREMISES

LOCATION

Situated in the main pedestrianised town centre of Brighton, East Sussex, the studio benefits from exceptional footfall and year round demand. Surrounded by well established supporting traders, independent boutiques and busy hospitality venues, this vibrant location attracts a constant flow of locals, visitors and creative professionals. The area is widely regarded as one of Brighton's most sought-after trading positions, ideal for a workspace driven tattoo, hair or beauty operation.

THE BUSINESS

This established tattoo workspace operates on a proven self-employed / sub-contractor model, generating consistent income from resident artists, guest artists and Commission based operators. The studio offers 5 fully equipped tattoo beds with 1 additional spare, currently utilised by a mix of full-time, part-time and visiting artists, ensuring strong weekly occupancy. Resident artists pay a fixed daily rate, guest artists pay a higher day rate, and selected artists operate on a 60/40 commission split, providing multiple income streams for the owner. A ground floor area offers further scope to introduce hair, beauty or complementary services, making this a versatile and scalable workspace ideal for an investor or hands-off operator.

The business generates SUBLET INCOME OF £75,000 + PER ANNUM, FULLY STAFF RUN WITH NO INPUT FROM THE OWNER, the sublet income comes from its mixed artist base subletters and is only trading 5 days a week. A hands- on owner-operator could further increase income by taking on additional work, extending trading hours or introducing higher-yield services. With clear potential to expand into hair, beauty, aesthetics or other creative trades, the premises offer strong upside for a buyer seeking growth and diversification.

RATES

We are informed by the seller they pay: £2,500 per annum. *We insist all interested parties make their own enquiries regarding business and or council tax rates.

TURNOVER

The business generates approximately £75,000 per annum in rental income being fully staff run with no input from the owner as the premises sublet the available workstations and treatment rooms trading 5 days a week. Ideal for owner operator.

TRADING HOURS

Tuesday, Thursday, Friday & Saturday 1000 – 1900. Sunday 1100 - 1900. Monday & Wednesday —CLOSED

REASON FOR SALE

Concentrate on other business interests.

LEASE

Current rental of £20,000 per annum.

THE PREMISES

Internally the business is well-presented and fully equipped for trade. Benefits include: Entrance off pedestrian High Street, reception area with seating, reception desk - ideal space to expand into Hair & Beauty, stairs to first floor: mezzanine style floor, 5 x Fully equipped tattoo beds and 1 additional spare, ample storage throughout, WC, staff areas with kitchenette.

STAFF

Wide range of self-employed artist and sub-contractors. 1 x manager paid by owner to oversee operation. MANAGER COSTS: £24,000 per annum.

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 £74,995 priced to reflect the remainder of the 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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