

REF: HB3293

STUNNING BEAUTY & TANNING SALON – FOR SALE – CENTRAL ESSEX
TURNOVER £2,500 PER WEEK – FULLY REFURBISHED
RANGE OF SUN BEDS - TREATMENT ROOMS - NAIL BARS & PED STATIONS
£30,000 OF EQUIPMENT INCLUDED – IDEAL OWNER OPERATOR



CENTRAL ESSEX – £55,000 LEASEHOLD + SAV



- TURNOVER £2,500 PER WEEK
- RENT £27,600 PER ANNUM *INC VAT & SERVICE CHARGE*
- RATES £5,470 PER ANNUM

- 10 YEAR LEASE (7 REMAIN)
- SUN BEDS - TREATMENT ROOMS & MUCH MORE
- LARGE REFURBISHED PREMISES

LOCATION

Situated in Central Essex, the salon occupies a prominent double-fronted unit in a busy, high-footfall position surrounded by complementary businesses and strong daily passing trade. The area benefits from excellent visibility, steady walk-in traffic, and a well established local customer base. Additional exposure is generated through advertising partnerships with nearby gyms and other local venues, helping drive new clients and repeat business.

THE BUSINESS

This modern beauty and tanning salon has been fully refurbished over the past three years, with approximately £30,000 invested in high-quality equipment including Wide range of sunbeds, plumbed-in pedicure stations, manicure stations, treatment rooms, and a microneedling equipment. The business benefits from strong visibility in a busy Central Essex location, steady walk-in trade, and additional exposure through advertising partnerships with local gyms and complementary businesses. Recent trading shows continued improvement, with the salon now generating £2,000–£2,500 per week, while still operating only six days per week.

The layout and equipment mix make this an ideal owner-operator opportunity, with clear scope to increase turnover through extended hours, fuller utilisation of the treatment rooms, and potential subletting or commission-based income. With a leasehold price of £55,000, the effective goodwill and lease value is just £25,000, offering exceptional value for a fully equipped, established salon in a high-footfall position.

RATES

We are informed by the seller they pay: £553.80 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 £2,500 PER WEEK, working on an excellent profit margin.

TRADING HOURS

Please call for further details.

REASON FOR SALE

Change of lifestyle to look after young family.

LEASE

The premises are held on a 10 year lease with 7 years remaining. Current rental of £27,600 + per annum **including VAT & Services charge.**

THE PREMISES

Please call for further details.

STAFF

Please call for further details.

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 £55,000 priced to reflect refurbishment, over £30,000 worth of equipment, the remainder of the lease, goodwill, and fixtures and fittings. Stock to be purchased at valuation.

AGENT'S NOTE

Our vendor client also owns a secondary unit within Essex and is prepared to sell both together or separately. Please call for further details.





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

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