

REF: HB3296

IMMACULATE STAFF-RUN BEAUTY & NAIL SALON – FOR SALE – ESSEX
RANGE OF: BEAUTY ROOMS, NAIL BARS, PED STATION
WHOLE HOST OF BEAUTY EQUIPMENT INCLUDED
TURNOVER £2,500 PER WEEK
ONLY TRADING 5 DAYS A WEEK – IDEAL GROWTH FOR HANDS-ON OWNER



ESSEX - £49,995 LEASEHOLD + SAV



- TURNOVER £2,500 PER WEEK - ONLY TRADING 5 DAYS P/W
- RENT JUST £17,400 PER ANNUM
- NIL RATES PER ANNUM
- 5 YEAR LEASE
- COMPLETELY STAFF RUN
- LARGE PREMISES WITH AMPLE PARKING

LOCATION

Strong double fronted unit on a busy Essex parade with easy parking outside. A major new housing development nearby is set to drive long term footfall.

THE BUSINESS

This established Beauty & Nail Salon has been serving the local community for over 20 years, supported by a loyal repeat client base and steady weekly takings of around £2,500, achieved over just five trading days. The salon is run day-to-day by two full-time staff, with the owner completely hands-off, giving a new owner-operator clear scope to increase profitability and expand the service menu.

The premises offer a flexible layout with ample room for treatment rooms, nail stations, and pedicure stations, and ample further rooms to expand. The interior has been recently refurbished and modernised, creating a fresh, contemporary environment. The salon is also well equipped with a wide range of beauty machines, all included within the sale price, providing immediate operational capability and further treatment potential for an incoming owner.

RATES

We are informed by the seller they pay: £Nil business rates 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.

LEASE

The premises expands over two units which are held on a 5 year lease with ending in October 2026. Current rental of £17,400 per annum. We understand from the vendor that the landlord is willing to offer a brand new 5 year lease. Full terms to be agreed.

THE PREMISES

Please call for further details.

STAFF

Staff run business; 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 JUST £49,995 priced to reflect the remainder of the lease, wide range of high quality beauty machines worth circa £10,000, 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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