

REF: HB3296

IMMACULATE STAFF-RUN BEAUTY & NAIL SALON – FOR SALE – ESSEX

4 x BEAUTY ROOMS - 2 X NAIL BARS - 1 X PED STATION

WIDE RANGE OF BEAUTY EQUIPMENT INCLUDED

TURNOVER £2,500 PER WEEK – EBITA (NET PROFIT) £30,000 PER ANNUM

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 - YEILDING NET £30,000 PER ANNUM
- 900 SQ.FT (APPROX.)

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. On an owner-run basis, the business is estimated to generate around £30,000 + net per annum.

The premises offer a flexible layout with 3–4 treatment rooms, 2 nail stations, and 1 pedicure station, plus additional space suitable for rental or complementary practitioners. 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, On an owner-run basis, the business is estimated to generate around £30,000 + net per annum.

TRADING HOURS

Tuesday & Friday 0930 - 2000. Wednesday & Thursday 0930 - 1800.
Saturday 0930 - 1600. Sunday & Monday - CLOSED.

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

Internally the business is well-presented and fully equipped for trade. Benefits include: Double fronted shopping parade premises with dule access and ample layby parking to front. CCTV, wooden flooring throughout, reception counter with PC database, booking system and till, seating for waiting clients, separate areas with 2 x nail bars and 1 x pedicure station , 3-4 x treatment rooms (2 x singles & 1 x double that can be converted to 2) , wide range of high quality beauty machines worth circa £10,000 all included within the price. Staff kitchen, 2 x separate WC's.

STAFF

Staff run business; our vendor client doesn't work full time in the business. 2 full time staff members . STAFF COSTS: £900 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 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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