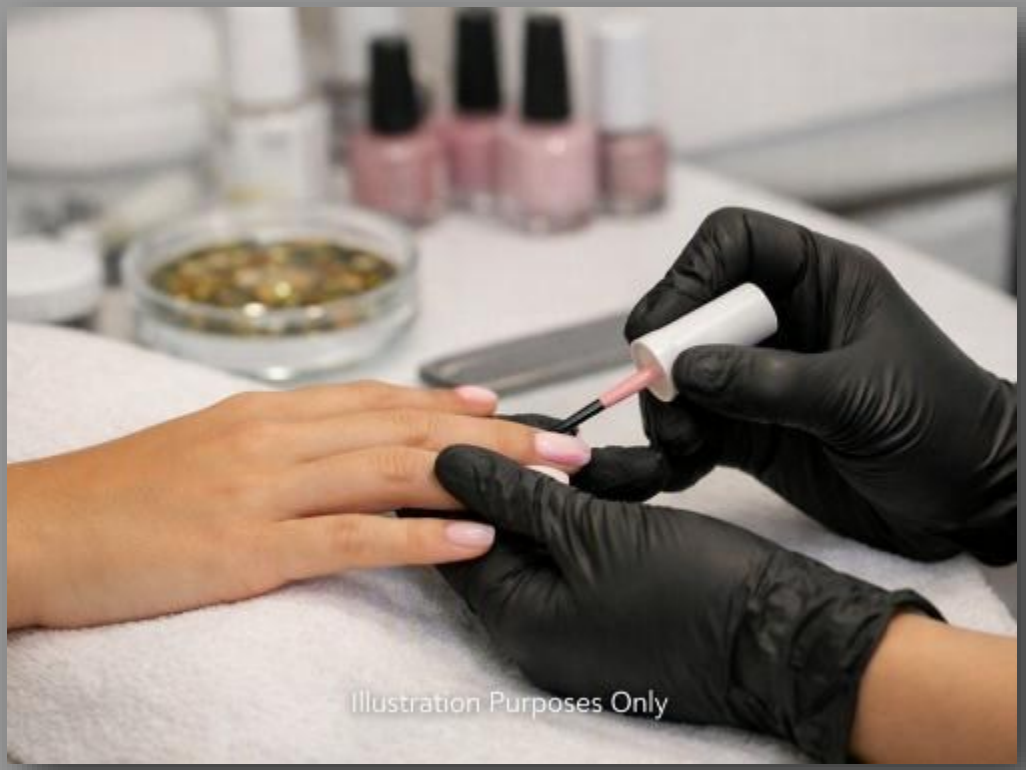
REF: HB3299

PPS
BUSINESS TRANSFER AGENTS

TWO WELL-ESTABLISHED BEAUTY SALONS FOR SALE – ESSEX
COMBINED TURNOVER £4,500 PER WEEK
EXCEPTIONALLY EQUIPPED - SUNBEDS - BEAUTY ROOMS - NAIL BARS - PED STATIONS
STAFF MANAGEMENT IN PLACE – IDEAL INVESTMENT / OWNER-OPERATOR
£40,000 WORTH OF EQUIPMENT ACROSS BOTH SALONS

BOTH IN PROMINENT ESSEX TOWNS – REDUCED £89,995 LEASEHOLD + SAV



- **TURNOVER £4,500 PER WEEK**
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- **SUNBEDS - BEAUTY ROOMS - NAIL BARS - PED STATIONS**
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LOCATIONS

Both salons are set in prominent, high-footfall and easily accessible locations within Essex, each surrounded by strong complementary retail and steady year round customer flow.

THE BUSINESS

These two well-established beauty salons operate across prominent, high-footfall Essex towns, each offering a full suite of treatments including nails, sunbed tanning, beauty rooms, facials and advanced skincare. Both sites are fitted to a modern standard with clean décor, professional layouts and a combined equipment value of approximately £40,000, providing a turnkey multi-site operation with strong repeat clientele and consistent weekly turnover of around £4,500.

Staff management is already in place at both salons, allowing for smooth day-to-day running and making this an ideal opportunity for an investor or hands-on owner-operator. The vendor owns both units and is willing to sell together or individually, offering flexibility for buyers and clear potential for expansion under a single brand or multi-site operator.

RATES

We are informed by the seller they pay:
UNIT 1 - £5,470 per annum. UNIT 2 - £Nil 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 combined current turnover averages at £4,500 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:
UNIT 1 - 10 year lease with 7 years remaining. Current rental of £27,600 per annum **including VAT & Services charge.**

UNIT 2 - 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

Both salons are well-fitted with a wide range of treatment rooms, sunbeds, nail bars and pedicure stations, supported by a host of specialist beauty and skincare equipment valued at approximately £40,000 across the two sites. Each unit has been fully refurbished and fitted to a high standard, offering modern décor, professional layouts and a turnkey environment ready for immediate continuation of trade.

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 REDUCED PRICE OF £89,995 priced to reflect the remainder of the lease, wide range of high quality beauty machines worth circa £40,000 goodwill, and fixtures and fittings. Stock to be purchased at valuation.

AGENT'S NOTE

Our vendor is also prepared to sell both together or separately. Please call for further details.

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'Our business is selling your business'

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