

REF: HB3307

HIGH PROFIT BEAUTY & AESTHETICS SALON FOR SALE – ULTRA MODERN ESSEX PREMISES
STAFF RUN TURNOVER £400,000 PER ANNUM – PROFITS £120,000
IDEAL MANAGEMENT BUSINESS WITH STAFF STRUCTURE IN PLACE
EXCEPTIONALLY FITTED THROUGHOUT
4 X TREATMENT ROOMS, PEDS & NAIL STATIONS, CLIENT LOUNGE & MORE

ESSEX - £215,000 LEASEHOLD + SAV



Illustration Purposes Only

- TURNOVER £400,000 PER ANNUM
- NET PROFIT £120,000
- 4 x TREATMENT ROOMS, PEDS & NATIL STATIONS



Illustration Purposes Only

- 10 YEAR LEASE (5 REMAIN)
- FULLY LICENCED TWO-STOREY MODERN PREMISES
- 2,200 SQ.FT (APPROX.)

LOCATION

Positioned within one of Essex's most prestigious and sought-after retail districts, the business enjoys exceptional footfall, strong neighbouring brands and a consistently affluent clientele. The surrounding area offers a premium shopping environment with modern architecture, high-end lifestyle operators and ample nearby parking, making it an ideal setting for a luxury beauty and aesthetics operation.

THE BUSINESS

This is an exceptional, high-end beauty, nails and aesthetics salon operating from a stunning two-storey, 2,200 sq.ft modern premises in one of Essex's most prestigious retail districts. The business delivers a premium client experience throughout, with immaculate presentation, luxury fixtures and fittings, and a full suite of contemporary treatment rooms and stations. Established in 2021, it has built a strong and loyal client base, supported by consistent demand for advanced beauty and aesthetics services. The salon is fully staff-run, with all turnover and profit generated without day-to-day owner involvement, making it a rare and highly attractive opportunity in the sector.

The premises are exceptionally well laid out, featuring four private treatment rooms, dedicated pedicure stations, nail stations, a stylish client lounge, owner's office, and a staff room with kitchenette. The modern glass fronted building provides excellent kerb appeal and a strong professional presence, complemented by optional parking space and ample nearby parking. With annual turnover around £400,000 and net profit circa £120,000, the business offers both stability and clear growth potential. It is ideally suited to an investor or management purchaser seeking a hands-off, profitable operation, or an owner-operator looking to further expand services and drive additional revenue.

RATES

We are informed by the seller that they pay £34,000 per annum. Our client is currently seeking rate reductions. *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 £400,000 PER ANNUM, working on an excellent profit margin - yielding a net profit of circa £120,000

TRADING HOURS

Monday—Friday 0930—1900. Saturday 0900 - 1900 . Sunday 1000 - 1700.

REASON FOR SALE

Distance travelled to business & concentrate on other business and family life

LEASE

The premises are held on a 10 year lease with 5 years remaining. Current rental of £45,000 + VAT per annum. Service Charge - £2,500 INC VAT per quarter.

THE PREMISES

The business occupies an impressive 2,200 sq.ft two-storey premises, finished to an exceptional modern standard throughout. The interior is immaculate, design led and fully equipped with premium fixtures, fittings and specialist beauty equipment throughout. Benefits include: Thoughtfully arranged to maximise workflow and client experience, offering a spacious and contemporary environment ideal for high-end beauty and aesthetics services. 4 x private treatment rooms, dedicated pedicure stations, nail stations, a stylish client lounge, owner's office, and a staff room with kitchenette. The premises benefit from a striking glass fronted exterior delivering strong kerb appeal and a luxury professional presence. An optional parking space is available (£144 PCM), with further ample parking nearby, making the site highly accessible for clients and staff. Overall, the premises present a turnkey, premium setting requiring no further investment.

STAFF

Fully staffed. Team of 10 - mix of part- and full-time, including manager. STAFF COSTS: £8,800 PER MONTH.

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 £215,000 priced to reflect the remainder of the lease, exceptional high end fit out and equipment, goodwill, and fixtures and fittings. Stock to be purchased at valuation.

**Illustration Purposes Only****Illustration Purposes Only**

Disclaimer: Misrepresentation Act 1991: Paviour Property Services for themselves and for vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Paviour Property Services has the authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (4) rents or prices quoted in these particulars may be subject to VAT in addition.



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

Essex (Head Office)
01702 667 111

London
020 3627 1110

Kent
01634 505 110

www.paviourpropertyservices.co.uk / info@paviourpropertyservices.co.uk

