

WOULD SUIT MANY BUSINESSES—HAIR/BEAUTY/BARBERS OR A1 COFFEE SHOP ETC

CURRENTLY TRADES AS TATTOO STUDIO

IDEAL FOR OWNER OPERATOR TO EXPAND

4 × HYDRAULIC TATTOO CHAIRS – 1 × TREATMENT ROOM

SUPER BUSY LOCATION, BOW, EAST LONDON – JUST £17,500 LEASEHOLD + SAV



- SUBLET CHAIR INCOME £2,000 PCM
- RENT £21,000 + VAT PER ANNUM
- 4 x HYDRAULIC TATTOO CHAIRS & 1 x TREATMENT ROOM
- 6 YEAR LEASE (4 REMAIN)
- IDEAL FIRST PURCHASE
- 800 SQ.FT (APPROX.)

LOCATION

Situated in Bow, East London, the studio benefits from heavy footfall, strong local demand and a busy mix of retail and residential trade — an ideal spot for tattoo services or complementary trades such as barbers, hair salons., A1 coffee shop

THE BUSINESS

This fully licensed tattoo and piercing studio offers an exceptional entry level opportunity for a first time buyer or owner operator looking to expand into their own premises. The studio is fully fitted with 4 hydraulic tattoo chairs, a dedicated treatment/piercing room, reception/waiting area and all equipment, furniture, fixtures and fittings included. The current owner has no day to day involvement, with the studio operated entirely by self employed artists on rental / commission splits. This makes the business ideal for someone already in the tattoo, barber or beauty industry seeking a second site, or a new buyer wanting a low risk first purchase with everything already in place.

The studio currently generates around £2,000 PCM in rental/commission income from part time artists, leaving clear scope for uplift through increased occupancy, additional artists, extended trading hours or an owner operator working from the premises themselves. Priced at just £17,500, the sale is effectively for the equipment, licence and complete turnkey setup — offering a rare, affordable London studio with immediate earning potential and strong expansion opportunities.

RATES

We are informed by the seller they pay: £ TBC 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 business generates approximately £2,000 PCM in sublet rental income as a commission split between the 3 x Tattoo Artists and 1 x piercer.

TRADING HOURS

Tuesday – Saturday 1000 – 1700. Sunday & Monday —CLOSED.

REASON FOR SALE

Concentrate on other business interests.

LEASE

The premises are held on a 6 year SUB LEASE with 4 years remaining. Current rental of £21,000 + VAT per annum.

THE PREMISES

Internally the business is well-presented and fully equipped for trade. Benefits include: electric shutter, shop front over looking high footfall main road, CCTV, reception area for waiting clients, reception desk, 4 x Hydraulic Tattoo Chairs, 1 x Treatment room, range of associated equipment, ample shelving, work surfaces and storage, kitchenette to rear with sink, WC.

STAFF

Our vendor client doesn't work in the business at all, instead but business operates a rental commission structure with 3 x Tattoo Artists and 1 x piercer paying a sublet/ commission income.

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 £17,500 priced to reflect the remainder of the sub-lease, equipment, goodwill, and fixtures and fittings. Stock to be purchased at valuation.



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