REF: HB3319

PPS
BUSINESS TRANSFER AGENTS

ESTABLISHED (10Y'S) TATTOO & PIERCING STUDIO - WEST KENT
TURNOVER CIRCA £3,000 PER WEEK – NET £55,000
FULLY MANAGED OPERATION
ESTABLISHED SUBLET & COMMISSION STRUCTURE
1,100 SQ.FT PREMISES WITH SIX PRIVATE TREATMENT ROOMS

INCREDIBLY BUSY TOWN – WEST KENT - £99,995 LEASEHOLD + SAV





- TURNOVER £3,000 PER WEEK
- RENT £18,000 PER ANNUM
- NIL RATES TO PAY
- FULLY MANAGED—NET PROFIT £55,000 PER ANNUM
- 10 YEAR LEASE (7 REMAIN)
- 1,100 SQ.FT (APPROX.)

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LOCATION

Occupying a prominent position within a thriving and affluent West Kent town centre, the business benefits from excellent footfall, strong local demographics and a well-established reputation throughout the surrounding area. The location provides a vibrant mix of retail, leisure and hospitality businesses, generating a consistent flow of both appointment-led and walk-in trade whilst offering excellent accessibility for customers across the region.

THE BUSINESS

Established since 2016, this highly regarded tattoo and piercing studio has developed an excellent reputation throughout West Kent and benefits from a proven commission and sublet income model. The business currently generates turnover of approximately £3,000 per week and reportedly delivers net profits in the region of £55,000 per annum whilst being operated on a largely managed basis, with a manager in place overseeing the day-to-day running of the studio. The operation is currently home to 3 x resident piercers and 2 x tattoo artists, with income generated from multiple revenue streams and a well-established customer base.

Occupying spacious premises extending to approximately 1,100 sq.ft over two floors, the business features six private treatment rooms, a large reception and customer waiting area, coffee bar and dedicated make-up station. Importantly, significant unused space remains available, providing considerable scope to increase revenues through the addition of further tattoo artists, piercers, beauty therapists, aesthetic practitioners or complementary personal care services. With low overheads, rent of just £18,000 per annum, an established team and substantial growth potential, this represents an outstanding opportunity for both owner-operators and investors alike.

RATES

We are informed by the seller they currently pay: £377.32 per annum. However, we understand from the seller in April 2027 the rates will be reduced to nil. *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 £3,000 PER WEEK, working on an excellent profit margin yielding a net of circa £55,000 per annum.

TRADING HOURS

Tuesday – Saturday 1000 – 1700. Sunday 1100 – 1600. Monday—CLOSED.

REASON FOR SALE

Relocation.

LEASE

The premises are held on a 10 year lease with 7 years remaining. Current rental of £18,000 per annum.

THE PREMISES

Internally the business is well-presented and fully equipped for trade. Benefits include: CCTV, air-condition, ample seating for 16 covers,

STAFF

Staff run business; our vendor client doesn't work full time in the business and operates a commission split sublet with self employed piercers & artists. Manager over seeing, display shelving for jewellery and associated products, high severing counter coffee bar Operation with coffee machine, display chillers, sink, work surfaces , ample shelving and storage, range of 5-6 private rooms arranged over ground and lower ground floor, staff room with kitchenette, ample reception areas with seating, wide range of equipment.

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 £99,995 priced to reflect the remainder of the lease, 10 + years goodwill, equipment and fixtures and fittings. Stock to be purchased at valuation.

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'Our business is selling your business'

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