

## Fully Furnished Hair and Beauty Premises- Wolverhampton

**Confidential Sale- Viewings strictly by appointment only through the offices of County Business Sales**

**No staff/Stock or Goodwill is included**

REF E.0820.10. W

### Viewings

Strictly through the offices of County Business Sales. Please under no circumstances make any direct approach to the salon.

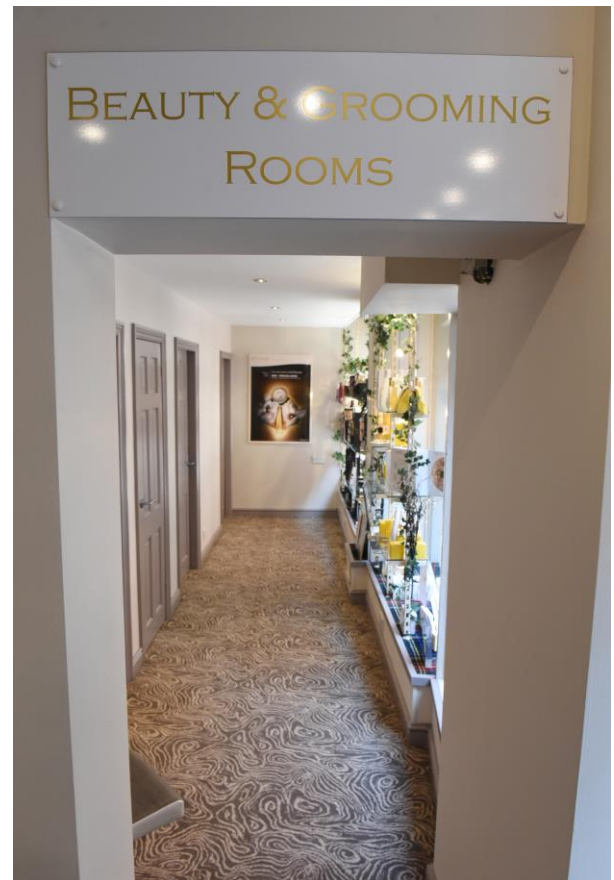


### Financial Information:

The business was formally trading at over £170,000 per annum.

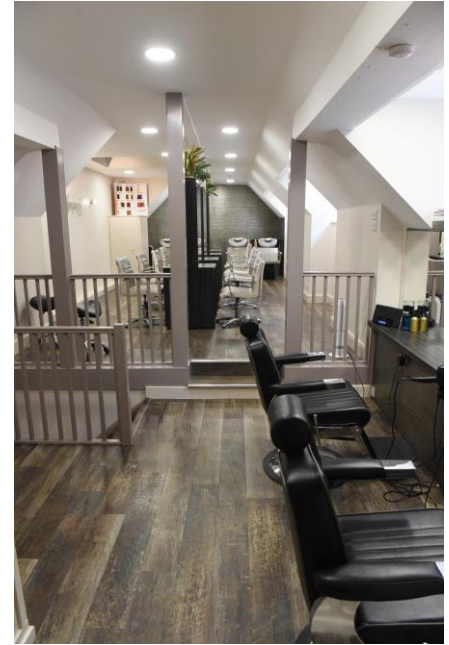
### Tenure:

The rent is £13,000 Per Annum. A new full repairing and insuring lease will be available (subject to status) with terms to be negotiated. The property has a rateable value of £10,500 with zero rates payable.



### Comments:

At present the owner is still running the business by herself but will be leaving as soon as a new tenant moves in. She is looking for a modest premium for the fixtures and fittings. PLEASE BE FULLY AWARE THAT NO STAFF/STOCK OR GOODWILL ARE INCLUDED. This is an opportunity to take on a fully fitted hair and beauty salon, a new lease will need to be agreed with the landlord and the business started from scratch with your own trading name.



### **Location/Premises:**

The premises are situated in a busy thoroughfare in the centre of Wolverhampton.

The property comprises a two storey premises located within a central parade. The current tenant has traded as a hair and beauty salon for the past 27 years at the premises. The salon is exceptionally well presented with high quality fixtures and fittings. It has a ground floor reception, two treatment rooms with shower facilities and WC. Stairs lead to a large open plan salon with separate staff WC and kitchen/staff room. The downstairs beauty area measures in the region of 43.87 sqm/472sft and the first-floor hairdressing salon measures 61.80 sqm /665sqft. Nearby paid parking is readily available.

### **Asking Price:**

**£10,000 to include all fixtures and fittings. The business will shortly cease trading, so goodwill is not included in the asking price.**

**Special Notes** All negotiations will be through county business sales who will be pleased to assist in every way but under the strictest terms of confidentiality as required by the vendor. **Vendor to be responsible for Agents fees. Purchaser and Vendor to be responsible for own costs plus 50%each landlord's reasonable costs.**

These particulars are written in good faith and set out as a general guide only, based upon details given and verified by the vendor but do not constitute any part of an offer or contract. Prospective purchasers are advised to check anything which is critical to their interest in the property or business. Neither County Business Sales nor any person in its employ has any authority to make or give any representation or warranty.