

Stunning Hair and Beauty Salon – Kew – London

Ref HB.0719.80.KL

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



Business Profile:

County Business Sales have pleasure in bringing to the market this leasehold hair and beauty salon in Kew being sold due to the present owner re-locating. It is a unisex hair and beauty salon catering for adults and children. The beauty side specialising in massage, facials etc. The business stocks Dermalogica facial retail and treatment products and is a Top Rated Salon with an impressive 4.9/5 review score.

Business Hours:

Monday-Wednesday and Friday: 10.00am to 7.00 pm
Thursday: 10.00am to 8.00 pm Saturday: 10.00am to 6.00pm

Tenure:

We are advised that the ten-year lease expires in 2027 and is renewable. Rent: £25,500 From 30 June 2018 to 30 June 2020, £27,000 From 30 June 2020 to 30 June 2023

Rates: Zero (small business rate relief).

Financial Information:

The business is being offered for sale on a going concern basis, all financial discussions will take place directly between the vendor and all interested parties under the auspices of County Business Sales.

Latest accounts for 2019 support a Turnover of £80,513 Per Annum.

Staff:

The vendor works F/T as a stylist in the salon, supported by one F/T self-employed hairdresser, one self employed chair renter and one F/T employed beautician who does manicures and pedicures.

Reason for Sale:

The owner is relocating internationally.

Viewings:

Strictly by appointment only. This is a confidential sale and no approach must be made without an appointment through the agent





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Location/Premises:

The business has been established in Kew Village for eleven years. Kew is a suburban district in the London Borough of Richmond. Kew village is an expensive residential area because of its suburban hallmarks.. Kew Village has a fantastic range of outlets, with around 30 shops, cafes and restaurants in the immediate area. There is ample free of charge parking available

The business is located in a prominent position only a one-minute walk from the station and surrounded by many independent shops.

The premises have a traditional double width frontage of wood/glass, with a single entrance door leading to a marble reception and waiting area. To the left is the hair studio consisting of five styling stations with three Maletti chairs and two Maletti wash basins with massage. To the right there is one large beauty treatment room a small kitchen and W/C.

Measurements: 8.7M X 5.4M. The premises were refurbished in 2018.

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



County Business Sales

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Assets:

All assets are included in the sale including three hairdressing trolleys, three hair driers, strainers and tongs, manicure and pedicure equipment, luxury beauty room couch.

Comments:

This is an established-up market salon. It has genuine potential for a committed and working owner.

Asking Price:

£12,000 (plus stock as valued) to include equipment, e-commerce website and domain name, goodwill and leasehold interest. Offers considered.

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 own costs plus Agents fees. Purchaser to be responsible for own costs plus landlord's reasonable costs.**

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