

Freehold Hairdressing Salon and Accommodation in New Romney, Kent

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

REF HD.0620.570. RK



Business Profile:

County Business Sales have pleasure in bringing to the market this well-presented unisex hairdressing salon based in New Romney in Kent. The salon itself occupies the ground floor of the property with a three-bed maisonette above it. Established in 1984 It is tastefully decorated throughout. The salon offers a full range of services ranging from styling, colouring, extensions, perming and straightening and is configured for thirteen styling stations and three backwashes. The salon has been awarded 5 stars from The Good Salon Guide for the past fifteen years.

Google review score of 4.8/5 (as of June 2020)

Financial Information:

The business is being offered for sale on a going concern basis. **Turnover for year ending July 2019 was £216.000** with an impressive Net Profit of just under £40,000 per annum.

Viewings

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



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 warrant

Freehold:

Both retail and residential accommodation appear to be in a good state of decorative repair and condition. The premises are fully double glazed throughout with both CCTV and alarm.

There is parking for three cars on the drive, a further two spaces behind the locked gates and two in the lay by at the front of the property. There is also a public car park next to the property and a bus stop.

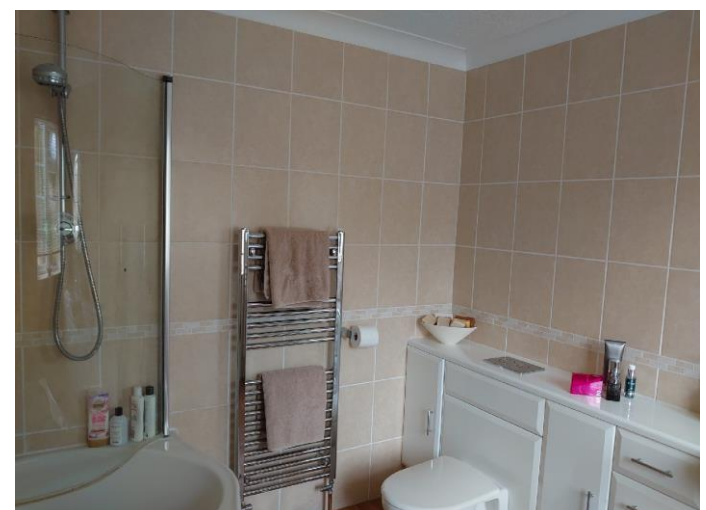
Ground floor retail

The ground floor shop comprises approximately 614sq ft of retail area with electric heating. There is a staff room with kitchen and laundry facilities, stock, and staff rest area measuring around 104sq. There is also a rear office of around 155sq ft and a staff/client WC. The salon is exceptionally well presented with non-slip flooring, and LED lights.

Residential Accommodation

The maisonette above the shop provides approximately 1172(net) of accommodation laid out to provide a kitchen(including integral dishwasher and gas hob electric oven) and living/dining room (complete with gas fire), master bedroom with en-suite bathroom including bath and shower attachment, separate bathroom with shower and WC and fitted units and storage. The second floor provides a further two bedrooms, and storage. The maisonette is heated by gas central heating.

Additionally, there is a generously sized, well presented rear garden.



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County Business Sales

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Business Hours:

Monday 9.00am- 8.00pm, Tuesday 8.30am- 6.00pm. Wednesday 9.00am-5.30pm. Thursday 8.30am-8.00pm, Friday 7.30am- 5.30pm, Saturday 8.00am- 3.30pm

Assets:

All assets are included in the sale, including website and domain name, four Climazone dryers, one Apple Mac, CCTV

Comments:

This is an established and profitable business that benefits from a large and well-presented maisonette above. The vendor is selling as she wishes to retire.

Staff:

The vendor works in the salon part time. She is assisted by four F/T staff and seven P/T staff.

Tenure:

The property is Freehold. There are no Business Rates payable for the salon and the maisonette is council tax band C

Asking Price:

£570,000 (plus stock as valued) to include equipment goodwill, and Freehold.

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.**

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