



**Price/premium** £100,000

**Rent** £27,000 Per annum

**Ref** #3238

## Address

**Address:** 40 Church Street

**Postcode:** KT13 8DP

**Town:** Weybridge

**Area:** Surrey

## Location

Prime town centre location close to the large public car park and exciting new library/ community hub development. There is very good footfall in this part of the High St (Church St).

## Description

Guide Price £100,000 to include lease, goodwill, fixtures, fittings and equipment

Located in the prestigious town of Weybridge, often referred to as the "Beverly Hills of the UK," this beauty salon presents a rare opportunity for beauty professionals looking to own a thriving business in a prime location.

Established in 2011 and expanded in 2016 to a luxurious 5-room spa with relaxation areas and changing rooms, this salon is equipped to provide top-notch services in a tranquil and upscale setting.

With great potential for growth and success, this salon is currently not owner-run, making it an ideal investment for working therapists or estheticians seeking to take advantage of a well-established business with a loyal client base.

The salon comes with a 7-year lease, with the option for lease renewal after that period, providing stability and security for the new owner.

Early viewings recommended.

## General Information

|                       |                   |
|-----------------------|-------------------|
| <b>Tenure:</b>        | Leasehold         |
| <b>Price/premium:</b> | £100,000          |
| <b>Rent:</b>          | £27,000 Per annum |
| <b>Legal fees:</b>    | Not specified     |

## Features

- ✓ Early viewing recommended
- ✓ High footfall
- ✓ Town centre location
- ✓ Turnkey opportunity
- ✓ Well established
- ✓ Well presented

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.





