



**Price/premium** £100,000

**Rent** £60,000 Per annum

**Size** 1,480 Square feet

**Ref** #3358

#### Address

**Address:** 24 Anyards Road

**Postcode:** KT11 2LA

**Town:** Cobham

**Area:** Surrey

#### Location

Conveniently located on Anyards road leading into Cobham high street. There is ample on street parking available close by. Nearby operators include Space NK, Pizza Express, Fego, Kinjo, Sweaty Betty, Headmasters and many other multiples and independent businesses.

## Description

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

An excellent opportunity to acquire a long-established and highly regarded sunbed and beauty salon, offered for sale as a going concern.

The salon offers luxury tanning, brow treatments, waxing, hair styling, and more, and all equipment is owned by our clients, apart from one sun bed.

The premises are immaculately presented throughout and comprise a fully equipped main salon and reception area, three sunbeds rooms, a spray tan room, and two private treatment rooms, all finished to a high standard.

This is a genuine turn-key business opportunity and the purchaser will benefit from a large, well-established client database built up over many years, providing immediate trading continuity.

Two allocated parking spaces are located at the rear of the property.

Early viewings are highly recommended- strictly by appointment through Franklin Commercial only.

*Please note that the property has not been measured by Franklin Commercial, the VOA website states a floor area of approximately 1478 sq ft.*

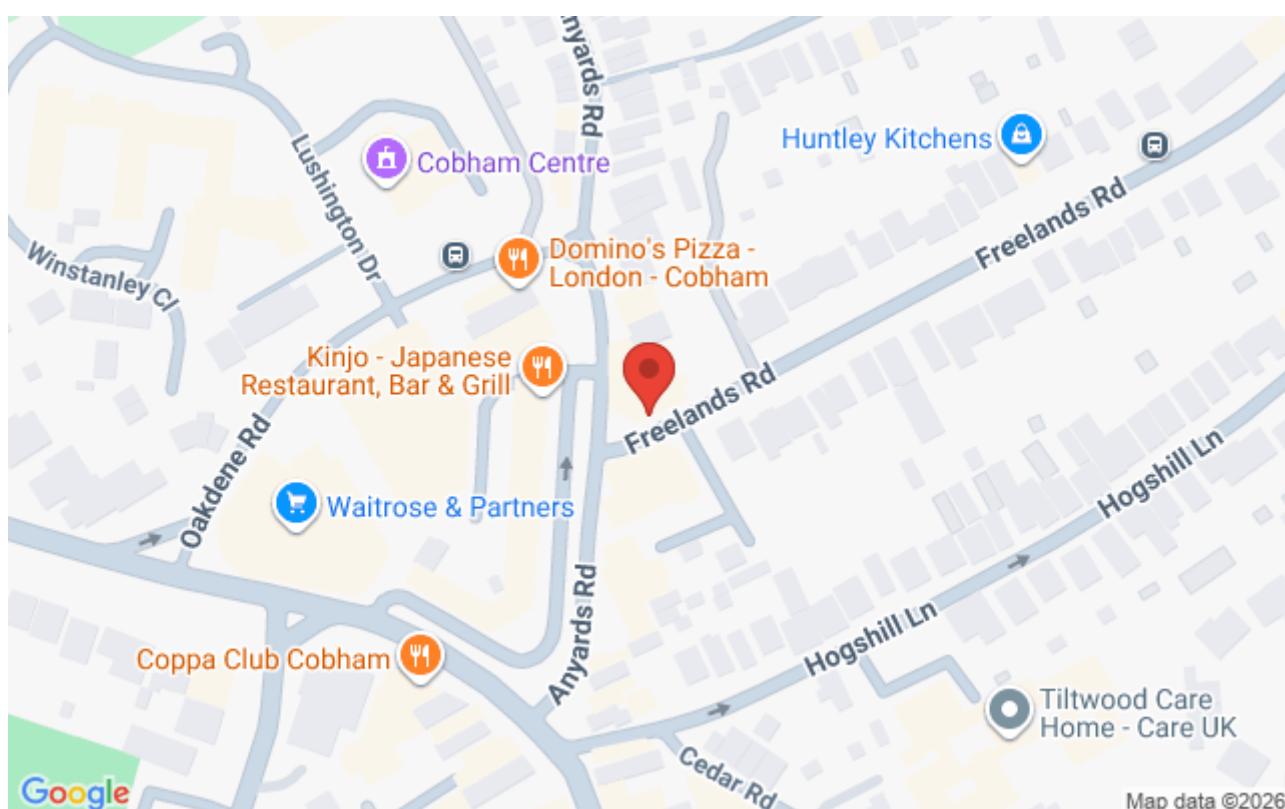
## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£100,000
<b>Rent:</b>	£60,000 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a RV of £45,750 from the 1st April 2026, payable at the prevailing rate.
<b>Lease details:</b>	Approximately 8 years remaining (new 10 year lease from 2023 with a rent review after 5 years.) Lease not inspected, please verify.
<b>Years established:</b>	15
<b>Employees:</b>	1 part time
<b>Client involvement:</b>	Full time

## Features

- ✓ Air Conditioning
- ✓ Parking close by
- ✓ Immediately available
- ✓ Well established
- ✓ Well equipped
- ✓ Beautifully presented throughout
- ✓ Allocated parking

## 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 £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



