



**Price/premium** £100,000

**Rent** £20,400 Per annum

**Size** 664 Square feet

**Ref** #3380

## Address

**Address:** 25 Queens Road

**Postcode:** KT13 9UG

**Town:** Weybridge

**Area:** Surrey

## Location

Queens Road benefits from a strong mix of well established shops, independent boutiques, salons, cafés, restaurants and everyday convenience stores. There are also larger operators such as Tesco Express and independent estate agents along the street, giving it an active and vibrant feel.

## Description

### **£100,000, to include lease, goodwill, fixtures, fittings and equipment.**

An exceptional opportunity to acquire a long-established and highly regarded aesthetic and beauty salon, offered to the market as a genuine turnkey business. This beautifully presented salon enjoys an extensive and loyal client base, providing immediate income potential for an incoming purchaser.

Recently refurbished to a very high standard by our client, the premises offer stylish and contemporary accommodation throughout. The salon benefits from four fully equipped treatment rooms, manicure and pedicure room with modern pedicure chairs, spray tan room and an inviting reception area creating a warm and professional first impression for clients.

Further enhancing the space is a well appointed kitchen area, fitted to include a fridge freezer and coffee machine, providing convenience for both staff and clients.

The business is being sold with a substantial range of equipment, all owned outright by our client and included within the sale, ensuring a seamless transition for a new owner.

This represents a fantastic opportunity for an experienced operator looking to expand their portfolio, or for an ambitious newcomer seeking to establish themselves within the thriving beauty and aesthetics industry.

Queens Road is regarded as a favoured local shopping and trading location within Weybridge, with commercial units attracting a variety of uses, from retail and food and drink to professional services. Street parking and nearby public car parks support local businesses and footfall in the area.

Viewings are strictly by appointment only. Please contact us to arrange a viewing and kindly refrain from approaching our client or staff.

## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£100,000
<b>Rent:</b>	£20,400 Per annum
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a R.V. of £19,000 from the 1st April 2026.
<b>Lease details:</b>	Existing lease with approximately 8 years remaining. we understand the landlord will consider granting a new lease.

## Features

- ✓ Turnkey opportunity
- ✓ Beautifully presented throughout
- ✓ Parking close by
- ✓ Public car park nearby
- ✓ Air Conditioning
- ✓ Densely populated area

## 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.





