



Price/premium £75,000

Rent £18,000 Per annum

Size 460 Square feet

Ref #3391

Address

Address: Tiffany MacDonald, 41 Baker Street

Postcode: KT13 8AE

Town: Weybridge

Area: Surrey

Location

Popular street just off Weybridge High Street, full of interesting independent retailers, restaurants and cafe's, some of which are very long established.

Description

For sale as a Going Concern.

Leasehold Guide Price £75,000, to include goodwill, fixtures and fittings.

A very well presented Beauty Salon business offering a "turn key" opportunity in this wealthy and densely populated town,

The business is long established and trading profitably, having operated from these premises for three years and in total for circa 20 years, we are advised.

The shop provides a stylish and contemporary environment measuring approximately 460 sq ft to include a reception/treatment area, one treatment room and a nicely fitted kitchen/staff room, plus toilet. Air conditioning is fitted (not tested by us) along with an electric roller shutter.

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

Our client currently sub lets the treatment room at a rent of £930 pcm and runs the business herself without employing staff at the moment.

Baker Street features an interesting selection of good quality shops, salons and cafes/restaurants with the added benefit of street parking (car parks also close by). Brands such as Gails, Pizza Express, Waitrose, Boots, Space NK, Kokoro, Caffè Nero, Sweaty Betty, Starbucks, Neptune and Lark are represented in the town.

A new lease is available by negotiation.

EPC band B.

Please view by appointment only through us - 020 7117 2526.

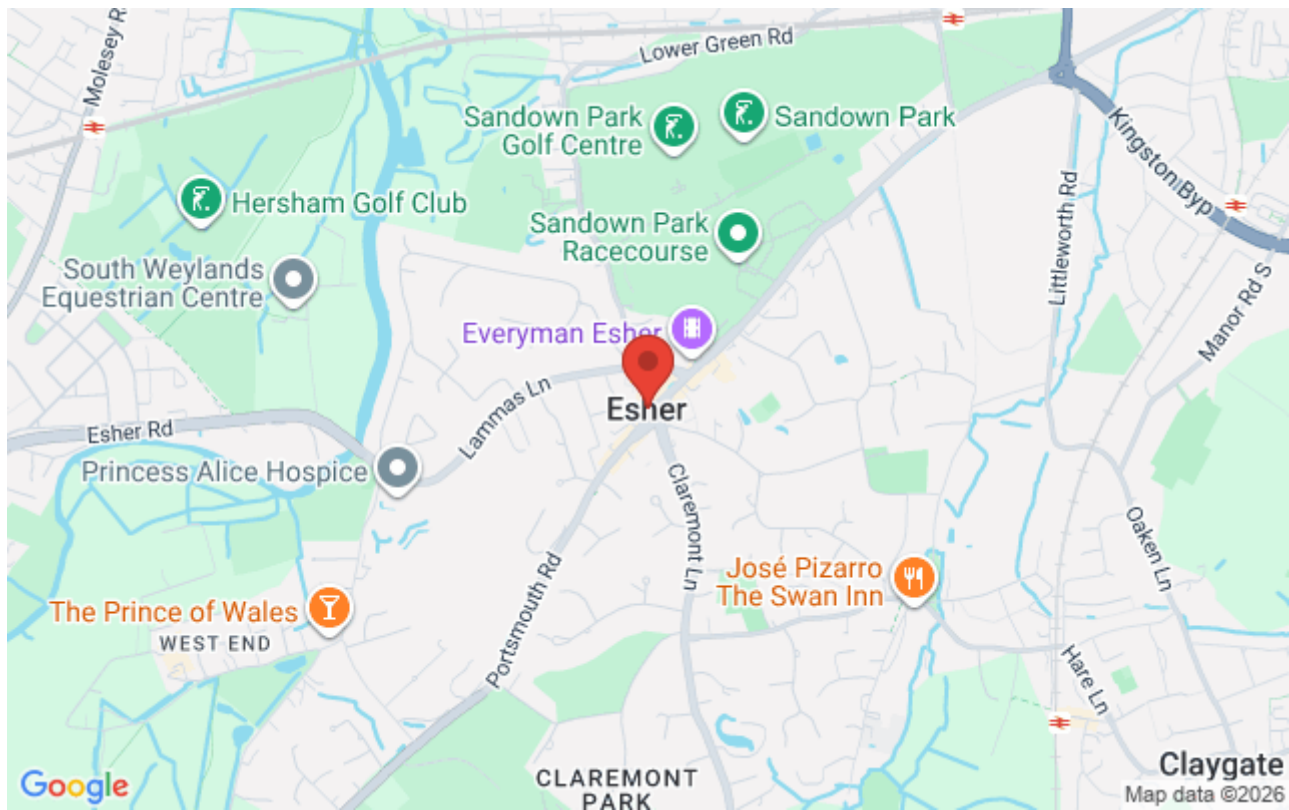
General Information

Tenure:	Leasehold
Price/premium:	£75,000
Rent:	£18,000 Per annum
Rent details:	We understand that VAT is not payable on the rent.
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	The VOA website states a R.V. of £16,000, payable at the prevailing rate.
Lease details:	New lease available for a term to be agreed.
Trading hours:	10.00-18.00 Monday to Saturday (17.00 close Friday. 16.00 close Saturday- Closed Sunday.
Years established:	3 years in this location and 20 years in total.
Client involvement:	Full time.

Features

- ✓ Beautifully presented throughout
- ✓ Business for sale
- ✓ Ceramic tiled floor
- ✓ Close to many multiples
- ✓ Densely populated area
- ✓ Discretion required
- ✓ Early viewing recommended
- ✓ Electric security shutter
- ✓ Favoured location
- ✓ Furniture and equipment included
- ✓ Public car park nearby
- ✓ Viewings by appointment only
- ✓ On street 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.

