

HAIR & BEAUTY SALON (WITHIN DAVID LLOYD'S)

IPSWICH, SUFFOLK

REF: L35952E

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COMPLETION OF A NON-DISCLOSURE FORM WILL BE REQUIRED TO RELEASE FURTHER INFORMATION ON THIS LISTING



For further information or the accounts click to [COMPLETE ONLINE NON-DISCLOSURE FORM](#)

- Excellent & Unique Location
- Easy Access on City Outskirts
- Strong Turnover & High Profit
- Very Well Presented
- Disabled Access & Air-Conditioning
- Ideal Position to Gain New Clients
- Use of Large Car Park
- All Utilities Included in Rent
- Good Staff Levels & Space to Increase
- Keenly Priced when Compared to Profit

LEASEHOLD: £85,000

For the benefit of the leasehold, goodwill of the business, fixtures, fittings and equipment. Stock payable in addition on completion at valuation. This is a business for sale as a going concern.

Can we help? Call us on

01603 662 662

INTRODUCTION

What a location for a hair and beauty salon! Within the main reception area of the upmarket David Lloyds gym on the outskirts of Ipswich, not only is this business conveniently located with ease of access and parking, but you have a constant passing of members to draw into the salon. Not that you need to be a member to use the salon, however it does give the business a clear advantage in acquiring new clients.

Given how profitable the business is, the asking price is very keenly pitched making this an excellent opportunity for someone new to take the salon on with a quick return on their investment and potentially with much less capital required if the existing company is acquired.

Given the above which makes this offering of this type of business quite unique we expect it to generate strong interest and so would urge you to register contact us at your earliest convenience if you think that this may be the one for you.

THE BUSINESS

Boasting 5 chairs for hairdressing, 4 treatment rooms, 3 nail chairs and 2 pedicure chairs, the business is set up to cater for all client needs. Whilst there is a greater emphasis on the hair side of the salon, this does give scope for a new owner to further expand on the beauty treatments offered.

With a turnover of in excess of £200k per annum, the level of net profit being achieved is particularly high and well worth noting, making this much more than just a viable business. Currently with 2 part-time hairdressers, 2 full-time beauty therapists and a further returning from maternity leave on a part-time basis, there is the capacity with the salon to be able to take on further staff and maximise the space on offer. In addition there are also 2 self-employed persons who rent chairs at the nail bar and again renting some of the currently spare chairs within the salon could be another way to generate further turnover without employing more staff directly.

The current owner has done an excellent job in building up the business both in terms of the turnover and the level of finish inside. This would be an easy one to walk straight into with everything in place that one would expect to see and it would ideally suit either another owner operator or the owner of an existing salon who is looking to expand.

PREMISES

From the large shared car park providing plenty of space for clients to conveniently access the salon, you walk into a bright and upmarket reception lobby which is the main entrance into the leisure centre. Within this lobby are the business premises behind a glazed frontage with glazed double doors leading into the reception/waiting area for the salon. There is a seating area, product display unit and a reception desk with computer which has all the booking software installed and linked to the business app. There is also a door into a room with an upright sun bed installed and whilst not currently used we are advised that it should be able to be used by clients once a service has been carried out, should a new owner so wish.

Moving into the main working area you will find 3 nail stations set up with LED light nail curers. Behind these is the hair salon which is very well presented with a lovely polished tiled floor, lots of inset spot lighting and a great sense of space. Set up with 5 chairs each with the usual fittings and 2 hair wash basins. To one corner is a recently installed raised section for the pedicure area with 2 chairs each with power risers, foot-stalls and LED curers.

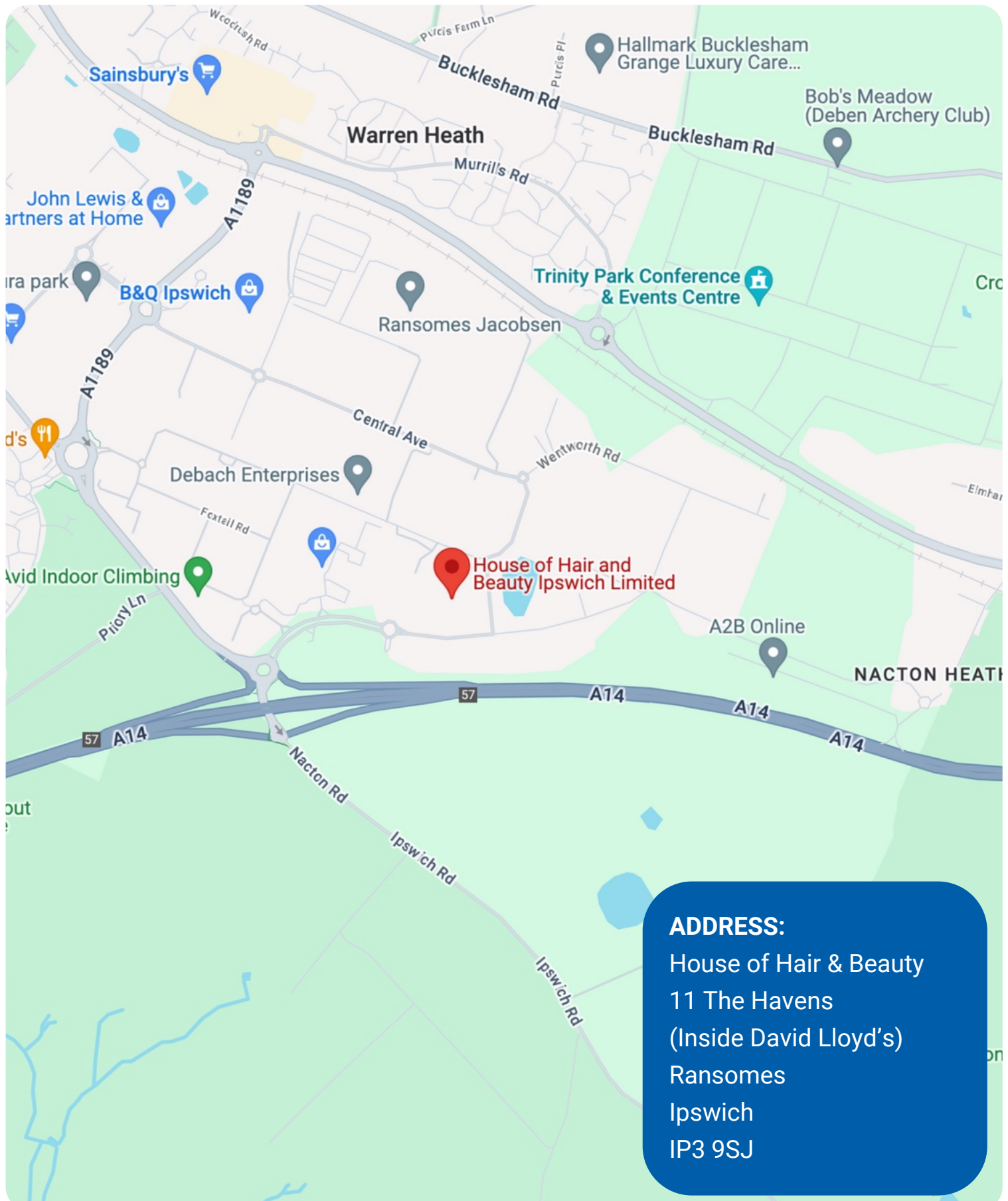
Between the reception and hair salon a corridor takes you down to the 4 treatments rooms. To the left hand side are two of the rooms each with bed, built in base and walls units with worktop over, sink, air-conditioning, mood lighting and then the usual chairs, stools and other equipment as you would expect.

At the end of the corridor is the staff room with built in units, worktop, sink, fridge, microwave and vinyl flooring. At the end here is also an emergency escape door if required.

To the right is a disabled access w.c with tiled floor and walls and then round to the other 2 treatment rooms. These are similarly fitted out as the others but with the benefit of each having shower cubicles plumbed in.







ADDITIONAL INFORMATION**REFERENCE NUMBER**

L35952E.

OPENING HOURS

Tuesday 10:00am to 7:00pm. Wednesday 10:00am to 8:00pm. Thursday 9:00am to 5:00pm. Friday 9:00am to 5:00pm. Saturday 9:00am to 4:00pm. Closed Sunday and Monday. A new owner could increase or change the opening hours as long as they are within the same opening hours as David Lloyd's Health Club.

TENURE

Leasehold. 5 year lease from 01/11/2019.

The purchaser will be responsible for the landlords costs and fees in connection with the assignment of/or the grant of a new lease.

RENT PAYABLE

£24,000 + VAT per annum. We are advised that this includes the utilities.

RATES PAYABLE

Nil. The rates are included within the rent as the business is located within David Lloyd's Health Club.

This information has been provided to us by the vendor and any interested party is advised to enquire of the local authority to check the position with regards to business rates that will apply to a new owner.

STAFF

Two full time, three part time and 2 self-employed who rents nail chairs, at the time of instruction.

ENERGY PERFORMANCE CERTIFICATE

No energy performance certificate required as the business is located within David Lloyd's Health Club.

PRICE

£85,000.

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VIEWING

Call our East Anglia office on (01603) 662 662 to make an appointment.

DISCLAIMER

All measurements and sizes for general guidance only. Please note fixtures, fittings and equipment have not been tested.