

BEAUTY SALON OR FREEHOLD INVESTMENT

BURY ST EDMUNDS, SUFFOLK

REF: BS35311E

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



- Long Established Beauty Salon
- Freehold Premises Only Available
- Good Profit Margin & Sensibly Priced
- Nicely Presented with Expansion Potential
- Ideal First Business or Portfolio Addition
- Sizeable Client Database
- Well-Regarded in a Busy Market Town
- Ellipse IPL, Venus Freeze, Caca Quantums
- Computerised Systems & Strong Website
- Genuine Retirement Sale

BUSINESS INCLUDED: FREEHOLD £650,000 OR LEASEHOLD £65,000
FREEHOLD PREMISES ONLY: £595,000

For the benefit of the freehold or leasehold interest, goodwill of the business, fixtures, fittings and equipment. Stock payable in addition on completion at valuation. Alternatively, the Freehold premises can be acquired with the ground floor only vacant if desired with no business to be included.

Can we help? Call us on
01603 662 662

INTRODUCTION

We are delighted to be able to bring to the market this very long established and well regarded beauty salon, situated in the upmarket and busy Suffolk town of Bury St. Edmunds. Now only available due to the vendor's pending retirement, this is an ideal opportunity to become your own boss and to take on this solid business. Alternatively, it could work just as well for an existing operator who would like to grow their portfolio with the addition of this profitable opportunity.

THE BUSINESS

The vendors have built the business up from scratch since opening in 1990. Despite recent challenges, they have managed to maintain gross profit levels on par with those pre-pandemic. A new owner would benefit from a database of over 4,000 clients, giving considerable scope to expand services. Coupled with a strong computerised system, website, social media presence, and excellent reviews, there is much to be gained in acquiring this business.

Offering a range of treatments and well equipped with two nail bar stations, three treatment rooms, and a range of specialist equipment (including a Venus Freeze skin tightening machine, Ellipse IPL, and two Caci Quantums), the salon is fully equipped to meet client needs.

PREMISES

The salon is located in an ideal spot in the heart of the town centre with good access and plenty of parking options close by. Being one of the largest and most well-known towns in Suffolk, there is not only a strong local trade but also many tourists visiting.

The salon which currently operates from the ground floor of the building and includes:

- **Reception Area:** Tastefully decorated, offers a warm welcome. Split into two areas, one for product displays and a nail bar station, and another with a reception desk, client seating, display units, and a drinks making station.
- **Treatment Rooms:** Four treatment rooms in all, with black units, hydraulic beds, various lighting options, and one room with a large corner shower.
- **Facilities:** Disabled access w.c, laundry room, storage space, air-conditioning throughout, Sonos sound system, and wooden flooring.

The freehold property includes the remainder of the building at first and second floor levels. These floors are currently divided up into 4 units which are all currently let to similar personal care businesses which produce an additional income of c.£22,000 per annum on top of the £23,000 per annum that the ground floor beauty salon currently pays. The entire building therefore is very much like a 'well-being' centre now however if a buyer was to acquire just the freehold premises, then they would be able to utilise what would then be the vacant ground-floor for either their own business venture or to take on a new tenant to maximise the rental income achieved.





Energy performance certificate (EPC)

	Energy rating D	Valid until: 24 March 2023
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Property type: A1/A2 Retail and Financial/Professional services

Total floor area: 217 square metres

Rules on letting this property

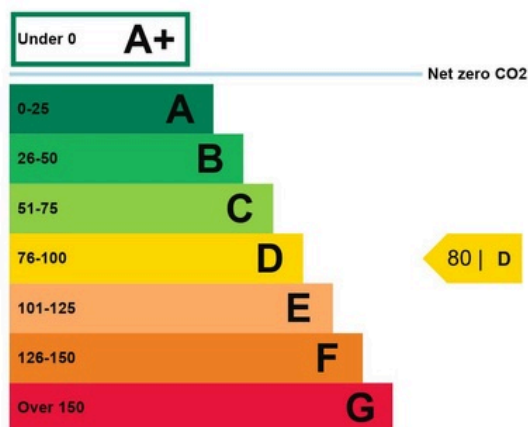
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

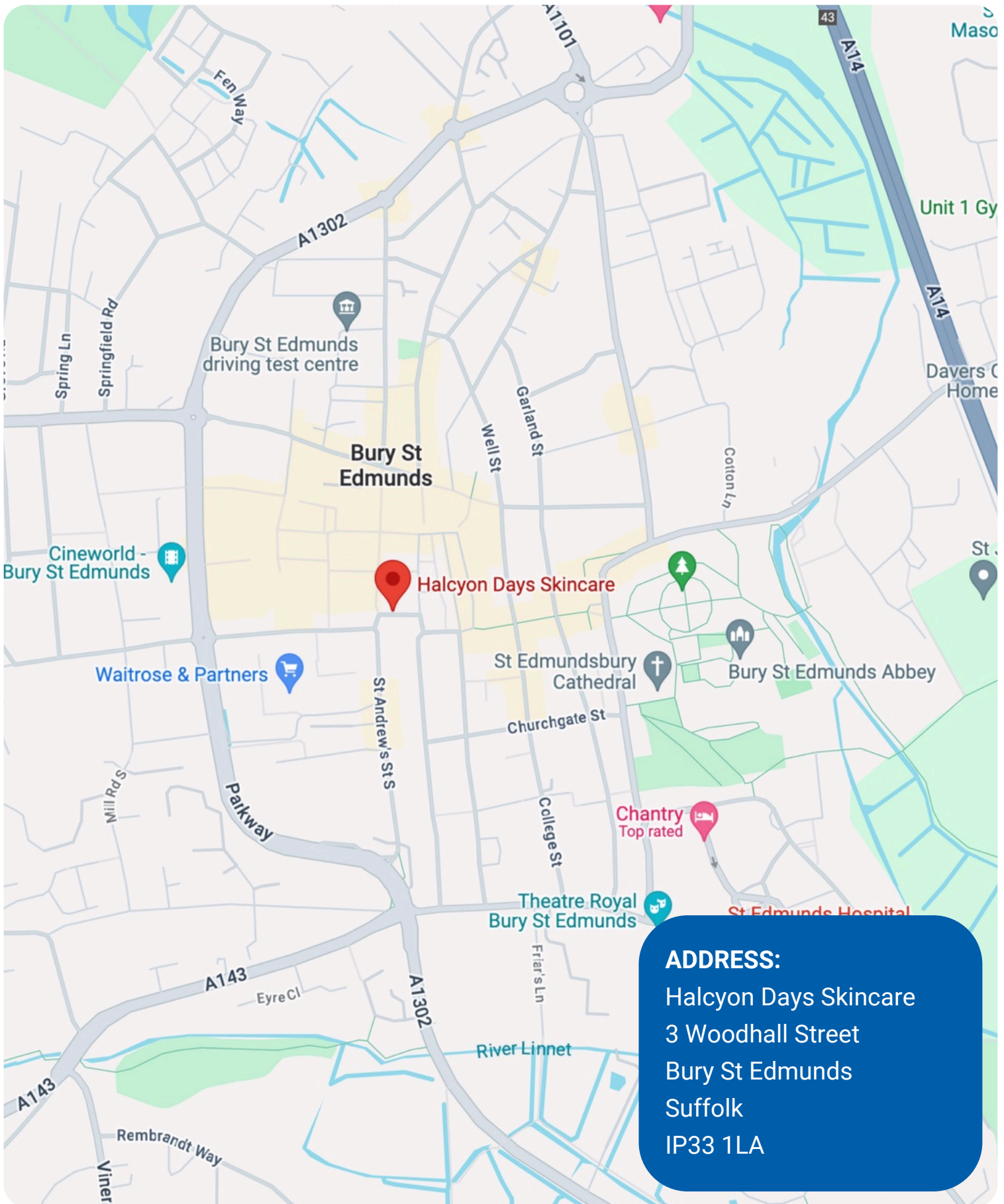
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 43 | B

If typical of the existing stock: 116 | E



ADDRESS:

Halcyon Days Skincare
3 Woodhall Street
Bury St Edmunds
Suffolk
IP33 1LA

ADDITIONAL INFORMATION

REFERENCE NUMBER

BS35311E.

OPENING HOURS

10:00am to 6:00pm Monday to Friday and 9:00am to 4:30pm Saturday.

TENURE

Business available with either Freehold or Leasehold (with new 10 year lease). Freehold premises with the ground floor only vacant on completion also available.

The purchaser will be responsible for the landlords costs and fees in connection with the grant of a new lease in the case of a leasehold sale.

RENT PAYABLE

£23,000 per annum in the case of a leasehold sale.

RATES PAYABLE

Nil. We are advised that the business benefits from Small Business Rate Relief.

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

4 part-time therapists and 3 part-time receptionists. Correct at time of listing.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate shows a rating of '80/D' - full Energy Performance Certificate available upon request.

PRICE

**BUSINESS INCLUDED - FREEHOLD £650,000 OR LEASEHOLD £65,000 + STOCK AT VALUATION.
FREEHOLD PREMISES ONLY: £595,000.**

For the benefit of the freehold or leasehold interest, goodwill of the business, fixtures, fittings and equipment. Stock payable in addition on completion at valuation. Alternatively, the Freehold premises can be acquired with the ground-floor only vacant if desired with no business to be included.

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.