

## FREEHOLD OR LEASEHOLD HAIR & BEAUTY SALON

DRAYTON, NORWICH, NORFOLK

REF: L35965E

☎ 01603 662 662  
✉ [anglia@emfgroup.com](mailto:anglia@emfgroup.com)  
🌐 [www.emfgroup.com](http://www.emfgroup.com)

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

FREEHOLD OR  
LEASEHOLD  
OPTIONS



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

- Quality Hair & Beauty Salon
- 25+ Years Trading History
- Well Known & Respected Brand Name
- Extremely Rare Freehold Opportunity
- Leasehold Option Available
- High Population Catchment Area
- Ample Free Car Parking Spaces
- Immediate Beautician Rental Income
- Low Staff Turnover
- Company Share Sale

**FREEHOLD: £450,000 OR LEASEHOLD: £85,000**

To be a company share sale 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. This is a business for sale as a going concern.

Can we help? Call us on  
**01603 662 662**

## INTRODUCTION

Presenting an exceptional opportunity to acquire a renowned hair and beauty salon with a rich history spanning over 25 years. Located in the sought-after suburb of Drayton, Norfolk, this salon has built a solid reputation for delivering high-quality hair and beauty services. The business, incorporated 17 years ago, has grown steadily, supported by a dedicated team of long-serving staff and apprentices. Situated just a few miles from Norwich City centre, in Drayton, the salon benefits from a growing suburban population due to many new housing developments in the area.

The salon is recognised as a supplier and user of one of the top three cosmetic hair brands globally, enhancing its prestige and customer trust. In addition to its core services, the salon generates additional rental income from a beautician who operates on-site. The current owners are seeking to retire and pass on this thriving business, which is realistically priced based on a conservative multiple of EBITDA and the high demand for commercial properties in the area. The salon boasts an active social media presence and a professional, attractive website, ensuring continuous engagement with its customer base.

## THE BUSINESS

This well-established hair and beauty salon has been a staple in the community for over two decades. Known for its quality service and customer satisfaction, the salon offers a range of fashion styles tailored to individual client needs. The business has a strong, well-known brand name and operates with two directors, the beautician and three stylists. The salon's consistent growth is attributed to its excellent reputation, low staff turnover, and prime location in a high population catchment area.

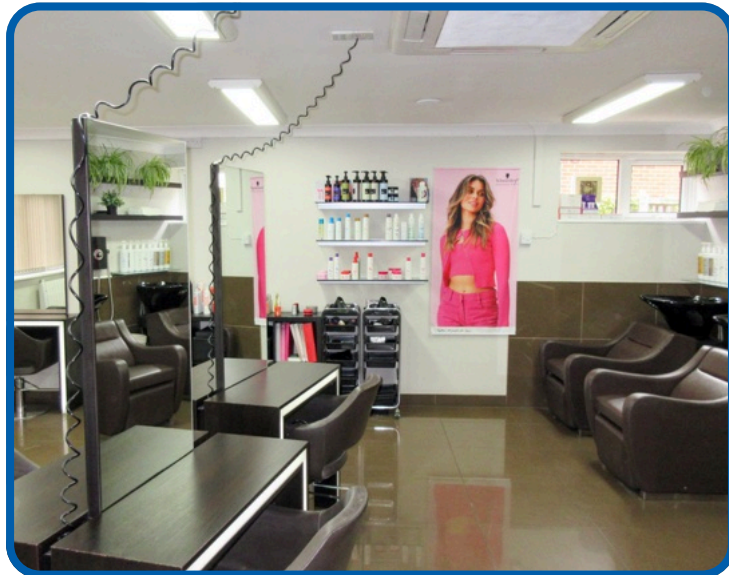
The business operates out of an extremely well presented freehold property, presenting a rare opportunity for ownership. Alternatively, a leasehold option is also available subject to the grant of a new 5 year lease. It is being sold as a going concern, including the freehold or leasehold interest, goodwill, fixtures, fittings, and equipment. Stock is payable in addition to the sale price at valuation. The sale is to be structured as a company share sale, as opposed to an asset and goodwill sale.

## PREMISES

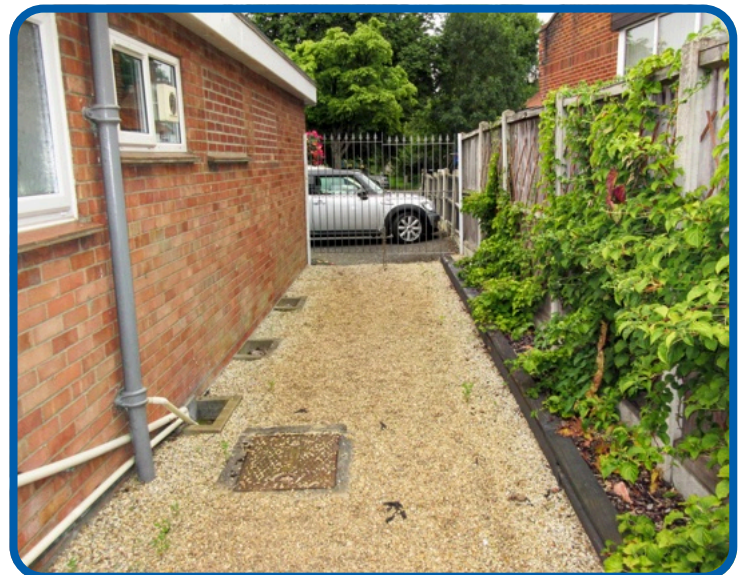
The salon operates from a freehold site (leasehold option also available) with a rateable value of £7,800. The hairdressing salon floor area totals 55 m<sup>2</sup> (592 sqft), offering ample space for its eight cutting positions and two wash basins. The premises include a separate beautician room with rear access, which was extended approximately ten years ago and has been recently refurbished. Additional facilities include a staff room/utility room, a toilet/w.c, a stock cupboard, and an outside seating area. There is also an outside storage shed for cleaning materials.

The premises benefits from ample dedicated car parking spaces, with the potential to accommodate more than six vehicles. The salon operates Wednesday and Thursday from 9:00 am to 6:00 pm, Friday from 9:00 am to 7:00 pm, and Saturday from 8:30 am to 5:00 pm. It is closed on Sunday, Monday, and Tuesday, with the beautician available on Tuesdays.

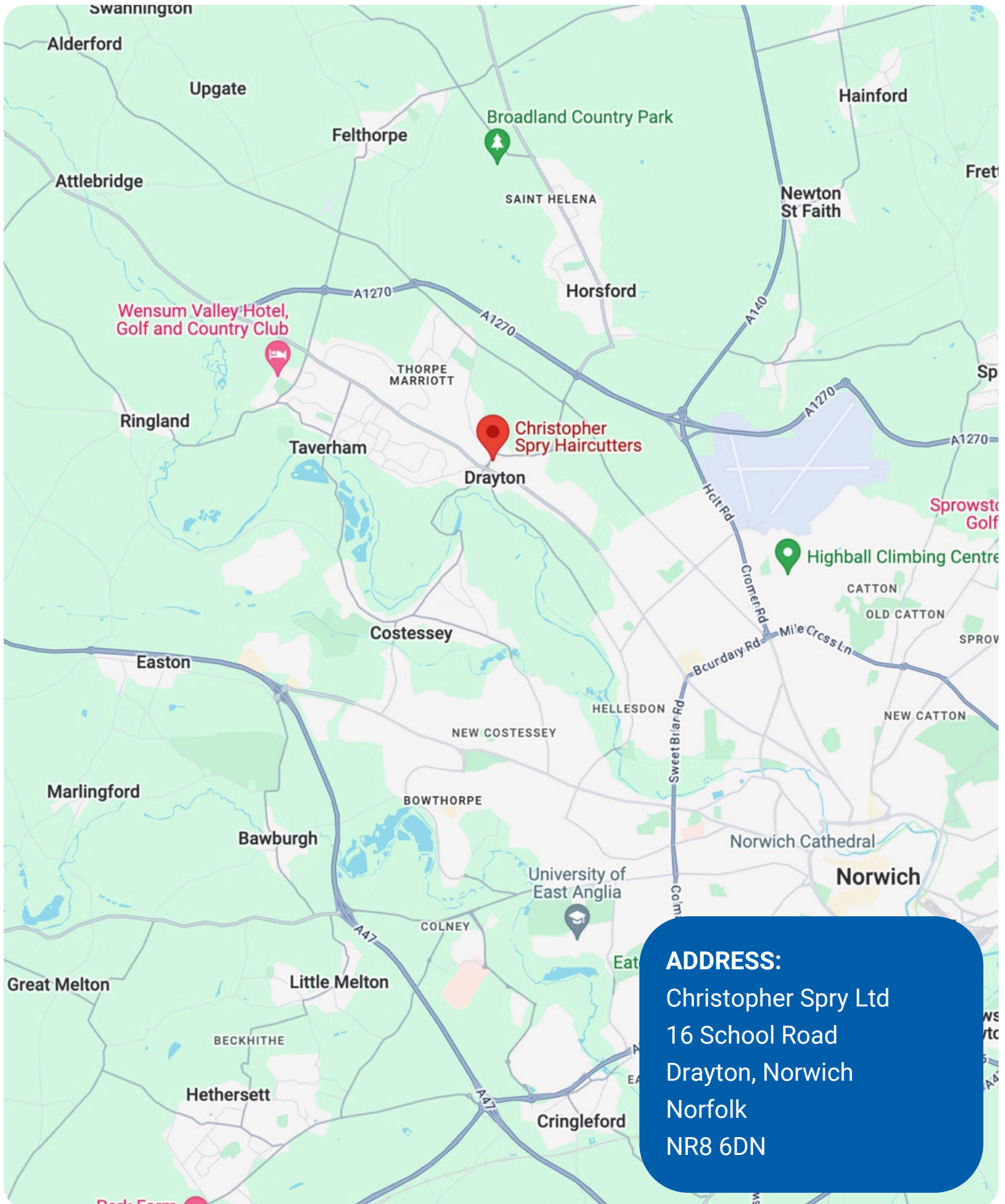












**ADDRESS:**  
Christopher Spry Ltd  
16 School Road  
Drayton, Norwich  
Norfolk  
NR8 6DN

## Energy performance certificate (EPC)

	Energy rating	Valid until:	22 July 2034
	<b>C</b>		

Property type: Retail/Financial and Professional Services

Total floor area: 78 square metres

### Rules on letting this property

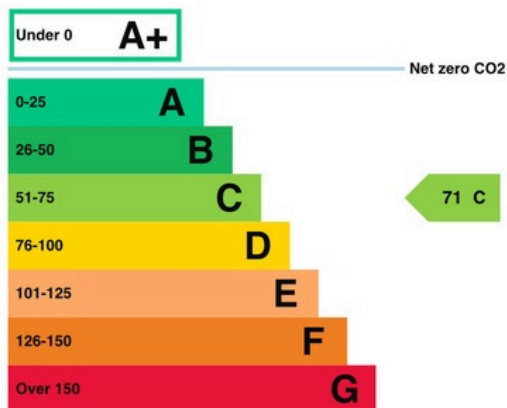
Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



### How this property compares to others

Properties similar to this one could have ratings:

If newly built

**6 A**

If typical of the existing stock

**23 A**

## ADDITIONAL INFORMATION

### REFERENCE NUMBER

L35965E.

### OPENING HOURS

The salon operates Wednesday and Thursday from 9:00 am to 6:00 pm, Friday from 9:00 am to 7:00 pm, and Saturday from 8:30 am to 5:00 pm. It is closed on Sunday, Monday, and Tuesday, with the beautician available on Tuesdays.

### TENURE

Freehold or Leasehold (new 5 year lease to be granted).

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

### RENT PAYABLE

£1,800.-- per calendar month (£21,600.-- per annum). The in-house beautician pays £700.-- per month rental income to the vendors, which will be a net benefit to the new business owner.

### 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

Two directors, the beautician and three stylists.

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate shows a rating of '71/C' - full document available upon request.

### PRICE

**FREEHOLD:** £450,000.-- PLUS STOCK AT VALUATION.

**LEASEHOLD:** £85,000.-- PLUS STOCK AT VALUATION.

To be a company share sale 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. This is a business for sale as a going concern.

### 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.