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COMMERCIAL ESTATE AGENTS

227/229 Church Street, Blackpool, FY1 3PB

Specialists for over 50 years in the sale and valuation of businesses, hotels and all types of commercial properties.

NB: The particulars set out in these details do not form part of an offer of contract. Any intending tenant/purchaser must satisfy self by inspection or otherwise as to their accuracy. Neither Kays nor the vendor has any authority to make or give any representation or warranty in relation to this property.



Modern Barbers Shop

Reference: 010297

Leasehold Price: £22,950

Tenure Type: Leasehold

DESCRIPTION: A fully refurbished Barbers Shop in an excellent location in a local parade of shops at Normoss. Forecourt parking and public parking at Pub opposite. The shop has been fully refurbished and fitted out as a quality Gents Barbers. The shop provides modern open plan salon with 4 chairs, waiting area and large counter reception, 2 stores and wc total area approx. 68sqm. Leasehold with the vendor confirming the Landlord will negotiate a new lease (subject to status), passing rent £8,250 per annum. Excellent opportunity for an existing Barber with opportunity to rent chairs to maximise income.

LOCATION: On The Strand at Staining Road next to the Petrol Garage and opposite the Newton Arms Pub.

ACCOMMODATION

Ground Floor: Double fronted open plan Barbers shop with 4 chairs and wall of mirrors, wood flooring, exposed brick wall with easy seating to waiting area, large reception counter with retail section and back wash basin; store/staff area; wc; rear store;

Exterior: Forecourt parking.

BUSINESS: The vendor takes a limited role in the business due to other commitments. Presently 4 self-employed staff (2 full time & 2 part time) on a 60/40 split in favour of staff. Turnover has averaged approx. £3,750 a month during the period March 2019 to end Aug 2020 which included the business being closed due to Corona Virus for 5 months. Excellent opportunity for an owner operator to maximise the business.

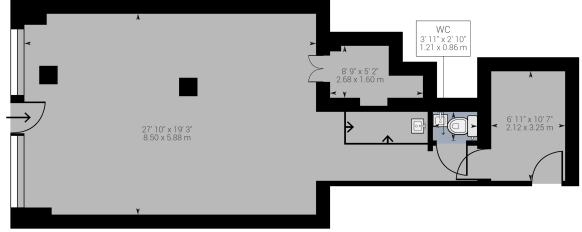
SERVICES: Electric and water services connected.

TENURE: Leasehold. Existing lease expires 2021 passing rent £8,250 per annum. The vendor confirms the Landlord will consider a new lease subject to status.

Viewing STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

Smooth Hounds Barbers, 4 Staining Road, Normoss, Blackpool FY3 0AH





While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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