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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.



Nails/Beauty Salon

Reference: 011161

Leasehold Price: £30,000 + Stock at Valuation

Ophelias Lashes & Brows, 1 Poulton Street, Kirkham, PR4 2AA

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: A leasehold Nails and Beauty Salon located in a corner premises on Kirkham high street. The salon has 2 treatment rooms and a nail room plus kitchen and wc approx 55sqm in total. Busy business with the vendors figures confirming a turnover in the region of £74,000 with approx 50% net profit.

LOCATION: On the corner of Poulton Street at its junction with Freckleton Street in Kirkham Town Centre.

ACCOMMODATION

GROUND FLOOR: Corner premises with hallway reception; 2 front treatment rooms; nail room with 2 stations; wc; kitchen.

BUSINESS: The vendor confirms the turnover for the year ending 2024 is £74,000 with operating profits approx 50%.

SERVICES: Electric and water services connected.

TENURE: 5 year lease from October 2022, 3 year rent review, rent £8,000 per annum.



