



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

4 WESTBOURNE ARCADE WESTBOURNE BOURNEMOUTH BH4 9AY



HAIRDRESSING BUSINESS FOR SALE

- Sought after location
- New lease
- Trading since 2016
- Total floor area: 458.59 sq.ft. (42.62 sq.m.)

£35,000 Premium

**Rental £16,200 per
annum**

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

Situated in the popular Westbourne Arcade which is a busy thoroughfare which connects Poole Road to Seamoor Road and consists of many independent retailers.

The unit comprises a double frontage with a central door for access into the main sales area, the unit benefits from good visibility within the Arcade and is operated as a hairdressers.

ACCOMMODATION

Sales area:	18'6" x 16'5"	(5.6m x 5m)
	201.28 sq.ft.	(28 sq.m.)
Rear sales area:	14'3" x 11'2"	(4.3m x 3.4m)
	157.31 sq.ft.	(14.62 sq.m.)
Total area:	458.59 sq.ft.	(42.62 sq.m.)

EPC RATING E

RATEABLE VALUE - £9000

From 1st April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

PRICE

£35,000 for the goodwill of the business, fixtures and fittings, new lease plus stock at valuation.

The current turnover is averaging £70,000 per annum.

TENURE

We understand that a new lease will be granted with terms to be negotiated at a rental of £16,200 per annum exclusive.

Ellis and Partners can prepare a new tenancy agreement for a term of up to three years at a cost of £350 plus VAT to the incoming tenant, or alternatively a tenancy agreement for a term of up to six years can be prepared in house at a cost of £550 plus VAT to the incoming tenant.

PLANNING

Long established Class A1 retail use

From September 2020 this property falls within Class E Commercial Businesses and Services, which include A1, A2, A3, B1, Indoor sports and Medical use, crèche/day nursery

LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

Tel: 01202 551821

Website: www.ellis-partners.co.uk



MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

