

# BUSINESS FOR SALE

## Highly Profitable Kids / Adults Hairdressers

Known as

**Bubbles**

**22 Church Street**

**Christchurch**

**BH23 1BW**

- ◆ Genuine retirement sale
- ◆ Sought after location in 'Old Town Christchurch' between High Street and Priory
- ◆ Established highly profitable business, cutting only
- ◆ Salon – 452 sq ft – fully fitted out
- ◆ Outstanding takings on only 3.5 day operating week
- ◆ Rent - £16,000 pax
- ◆ Price - £59,950 for the goodwill, fixtures and fittings



## LOCATION

The business occupies a good town centre trading location at the southern end of Christchurch High Street, close to Pizza Express and Lloyds Bank. Church Street being a continuation of the High Street to Christchurch Priory, Quay and Castle ruins.

Christchurch is a thriving, attractive market town on the coast and forms part of the Bournemouth, Christchurch, Poole conurbation and abuts the New Forest National Park.

The towns harbour, beaches and nature reserves and historically important buildings have made the town a popular tourist destination and it has a population of approximately 48,000.

Other multiple retailers on the Towns High Street and within close proximity include M & S Food, Waitrose, Café Nero, Nat West Bank and Poundland.

## ACCOMMODATION

### Salon

Internal Width 13' 8"

Depth 33'

Net floor area 452 sq ft

There are 5 cutting positions and An extended waiting area.

Cloakroom / WC



## THE BUSINESS

Long established and with an excellent following the business is staffed solely by our client and operates on a 3.5-day week, showing excellent levels of turnover and net profit.

Accounts will be made available to genuine interested parties.

## LEASE

The property is currently let on an existing 10 year full repairing and insuring lease (by way of service charge, £225 per quarter) from 28<sup>th</sup> May 2018 at a rent of £16,000 pa without further review.

The lease has security of tenure in terms of renewal at the expiration of the existing lease.

## PRICE

£59,950

For the goodwill, fixtures, fittings and equipment.

## BUSINESS RATES (source: www.voa.gov.uk)

Rates Payable £1,686.58

## EPC

B rating

## VAT

All figures quoted are exclusive of VAT if applicable

## ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through Agent:-

Contact – Stephen Chiari

[stevec@nettsawyer.co.uk](mailto:stevec@nettsawyer.co.uk) / 01202 550245



## CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.





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