

HAIR AND BEAUTY SALON

Price: £149,500 - PLUS SAV

Ref: N6312N



Location

Town: Salhouse

County: Norfolk

Situated in the affluent, expanding village of Salhouse, some few miles to the East of Norwich, this is a potential goldmine for a new owner. With the NDR bringing Norwich so much closer allied with the expanding local population with much building of new houses within the vicinity these premises have much to offer for a variety of uses.

The Business

This is a freehold building located on the main road in Salhouse, right in the centre of the Norfolk Broads. There is parking for four cars on the forecourt of this attractive single storey brick and tile purpose built salon.

Inside it is light, bright and airy and spotlessly clean. There is a reception area at the front, to the side are three wash stations and the main part comprises of six work stations all well spread out to ensure compliance.

To the rear is the massage /beauty room with a shower, a separate w.c. for clients, an office/staff room and storage area. There is a utility room containing Bosch washing machine and tumble dryer and a staff w.c.

The whole measures some 1000sq ft with room to expand at the rear. It is well presented and ready to go for a new owner.

Trading Hours

Tuesday – Saturday 8am – 7pm.

Staff Information

Owner plus three part time stylists, one fulltime apprentice and one full time salon assistant.

Turnover

This is a genuine retirement sale and the numbers reflect the potential for a new owner to build trade considerably. The accounts show a six figure turnover with a reasonable G.P. With a price increase just being implemented and the rental of the room for massage/ beauty treatments there is scope to increase the figures.

Tenure - Freehold

We are advised there is a lapsed planning permission for conversion to residential use.

Business Rates

We are advised that there are zero business rates payable.

Legal Costs

Each party to bear their own costs incurred in the transaction, with the landlord's reasonable legal costs to be split 50/50.

Inventory Details

A detailed inventory of fixtures and fittings will be prepared and supplied at the point of sale.

Finance Information

Finance and business loans are available from leading high street banks with attractive finance options. We can arrange for you to speak to a national firm of Business Finance Brokers or alternatively put you in touch with a major high street bank for a free under no obligation discussion or consultation.

Business Summary

A rare opportunity to acquire a well known , long established salon in the heart of the Norfolk Broads.

Additional Images



Disclaimer

Whilst every care is taken to ensure that these particulars are correct, accuracy is no way guaranteed and none of the information supplied forms part of any contract. Acceptance of these particulars constitutes a contract to the effect that all negotiations for the business or property will be made through Bradleys Countrywide otherwise the purchaser will be equally responsible with the vendor for damages equal to the amount of our commission.