

OPENING DOORS SINCE 1843



Offering
Business For Sale



Price
On Application



Area
659 sq.ft.



Natural Light
Attractive Corner Position



Availability
July 2024

FOR SALE

Beauty and Co., 283 Church Road, Nuneaton CV10 8LJ

Location:

The property comprises a ground floor salon located on the corner of Church Road and Eadie Street in the Stockingford area of Nuneaton close to the junction of Kingswood Road and Haunchwood Road. Nuneaton town centre is approximately 1.5 miles to the east.

Description:

Beauty and Co, comprises a ground floor salon which has been comprehensively refurbished and successfully operated by the existing salon owner for the past 7 years. The interior is currently configured to provide three hair and beauty workstations, two nail technician stations and three private treatment rooms as well as a reception desk and waiting area. To the rear is a store area, a hair wash station and toilet facilities. The accommodation also includes a gated rear yard and bin store.

The sale of Beauty and Co. will include goodwill, fixtures and fittings which include pieces of vintage furniture as well as treatment beds and salon chairs. A number of beauticians, aesthetic practitioners and hair stylists currently rent space within the salon and these are rental agreements which will pass on to the new owner.

The business occupies leasehold premises with a remaining term of approximately 3.5 years at a rent of £625.00 per calendar month and the buyer of the business will have the lease assigned to them. As an alternative the Landlord may consider a new lease term if required.

Accounting information and an inventory of included fixtures and fittings is available upon request.

Floor Area:

	AREA SQFT	AREA SQM
Ground Floor	659.00	61.22
TOTAL	659.00	61.22

Services:

Mains water, drainage and electricity are connected. No tests have been applied.

Rateable Value:

The Rateable Value for the property as at the 2023 Rating List is £6,700. Please note this does not equal the amount of Business Rates payable and we understand that the current salon owner qualifies for Business Rates Relief. Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

Terms:

Beauty and Co. is available as a going concern to include fixtures and fittings (with inventory on request), chair rental agreements and goodwill. The buyer will be assigned the remainder of the lease - 3.5 years remaining at a rent of £625.00 per calendar month

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT. Our understanding is that VAT will not be payable on the purchase price in this case.

Legal Costs:

Each party are to be responsible for their own legal costs.

Property Documents:

Property Plan:
EPC: [Click here](#)
Planning Information:
Video Link:
Other:

Viewing Arrangements:

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