



HAIRDRESSING BUSINESS FOR SALE

- Established Ladies Hairdresser for Sale
- New Lease Available
- 100% Rate relief (STS)
- Been Trading for Almost 20 Years
- Car Parking Available
- Situated in an Established Parade of Shops

Interested in this property? Please contact us on 01903 792785

262 UPPER SHOREHAM ROAD, SHOREHAM-BY-SEA, WEST SUSSEX, BN43 6BF

Location

The property is located on the north side of the Upper Shoreham Road, opposite Southlands Hospital, and the newly developed scheme for 106 units consisting of a mixture of house sizes and apartments. The subject property is situated in private car park, the subject property has been a ladies hairdresser for over 30 years and for 20 years in the same ownership.

Description

The premises comprise a ground floor lady's hairdressers, which is self-contained and benefits from a large bay window which makes the shop nice and bright. In addition, there are numerous hair stations in the front section and to the rear, there is a laundry area, kitchenette, WC and rear access. There is also undesignated parking but in addition, on-street parking is close by. Please note, it is a landlords stipulation that the property has to remain a lady's hairdressers.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	434	40.32

Tenure

The property is To Let on a new lease for a term to be agreed.

Rent

On application.

Premium

Offers are invited in the region of £35,000 for the business and fixtures & fittings.

Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £6,500. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £3,243.50.

However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

EPC

The property has an EPC rating of C.

VAT

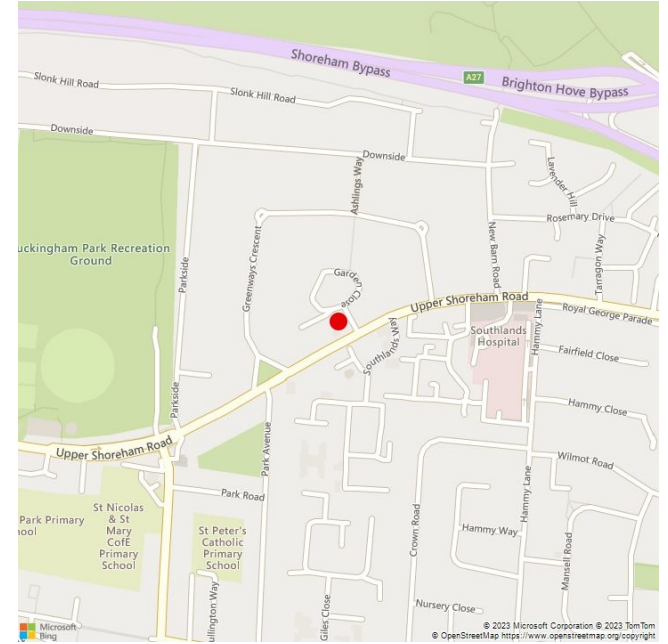
We are informed that VAT is not applicable on the terms quoted.

Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

Legal Fees

Each party is responsible for their own legal fees in this transaction.



Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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