

Aston & Co

ESTATE & LETTING AGENTS

System System

Syston, Leicester, LE7 2AQ

Asking Price £300,000



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A fantastic opportunity to purchase a well established and profitable hairdressers salon located just outside the centre of Syston in North Leicestershire.

Due to retirement, the proposition on offer is to purchase the freehold property, the existing business and future bookings (currently around 3 months in advance).

The accommodation comprises of an air conditioned salon benefitting 7 work stations, 3 wash stations (2 forward and 1 back), reception desk, staff room, private room which could be used as a beauty room to generate further income, rear garden/smoking area and garage for storage.

Above the salon is 2 bedroomed owners accommodation which is currently let generating an income of £7,200p.a.

Accounts are available for genuinely interested parties. Please contact Richard Aston for further information, or to book a viewing.

- Established Freehold Hairdressers Salon
- 7 Hair Stations, 3 wash Stations, Potential Beauty Room
- Air Conditioned, CCTV, Computerised Booking System
- Freehold Property With Living Accommodation Over
- Sitting Tenant in Flat £7,200 p.a.
- 25 years of ownership, books available
- Profitable business with growth potential
- Conveniently located with on street parking

Location

The property is located on College Road in Syston, North Leicester. Approximately half a mile outside the town centre where on the road parking is available.

Accommodation

Main salon

Air conditioned salon benefitting 7 hair stations, 3 wash stations (1 forward and 2 back), reception desk, shelving for stock samples, storage cupboard holding stock,

Beauty/Consultation Room

Offering a further income stream by letting the room for beauty, or providing opportunity to offer private consultations.

Staff Room

To the rear of the main salon and providing access to the garden/smoking area. Benefitting from coffee machine, storage cupboard and chairs.

W.C.

Staff/customer W.C.

Garden/Smoking area

Paved area with movable screen and storm cover leading to lawn/garden area and garage for storage.

Owners/Letting Accommodation

Self contained, 2 bedroom duplex accommodation in good general condition. Currently let on an Assured Shothold Tenancy Agreement (AST) at a monthly income of £600pcm

Ratable Value

The Rateable value of the property is £3,550. Our client advises us there are no rates payable for the period March 24/25

Price

£300,000 for the Freehold interest of the property, the fixtures & fittings and the goodwill of the company. Stock is to be purchased separately at valuation.

Viewing

Strictly by appointment via the agents.

Floor Plan



Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Aston & Co Estate Agents 67 Long Street, Wigston, Leicestershire, LE18 2AJ
Tel: 0116 2883872 Email: info@astonandco.co.uk <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	