



LONG ESTABLISHED HAIR SALON DUE TO RETIREMENT (LEASEHOLD)
PAULINE'S HAIR STYLIST, STATION ROAD, MEOLE BRACE, SHREWSBURY,
SHROPSHIRE, SY3 9HP

- Long established hair salon in residential suburb of Shrewsbury
- Only offered for sale due to retirement
- Profitable business with long established client base
- Fully fitted out leasehold hair salon

PRICE: £40,000 (Exclusive) plus SAV

TO LET

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LOCATION

The business trades from part of a property which is situated fronting onto Station Road in Meole Brace an established residential area of the town of Shrewsbury known as Meole Brace.

The business forms part of the ground floor of the property. Station Road serves as a road within the serving the residential area and is within proximity to all local amenities. The business is situated approximately 1.5 miles from Shrewsbury Town Centre.

Shrewsbury is the County Town of Shropshire and is an administrative and tourist centre. The town lies 16.3 miles (26 km) to the West of Telford and 31.5 miles (50.7 km) to the North of Wolverhampton. Access to the motorway network can be found via the M54 at Telford.

DESCRIPTION

The business trades from part of the ground floor of a part two and part single storey property fronting onto Station Road. The hair salon has a pedestrian entrance off Station Road and is arranged as three salon areas with a staffroom area and ancillary accommodation.

The salon provides a Total Net Internal Floor Area of approximately 594 ft sq (55.17 m sq). The salon is fully fitted out and offers the opportunity to acquire an "oven ready" business.

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BUSINESS

The business comprises of a long established hair salon that is only reluctantly offered for sale by the proprietor due to retirement. The business was started by the proprietor in 1978 and has a long established client base.

The business is ran by the proprietor with assistance from the following staff: 1 Full Time and 3 Part Time

The opening hours of the hair salon is currently Tuesday-Saturday 9am to 5pm. There is further potential to expand the business by opening on a Monday or opening for longer hours.

For the financial year ending 31 March 2023 the business had a turnover of approximately £86,727 with a Gross Profit Margin of approximately 94.6%. Further financial information including audited accounts are available to genuinely interested parties upon request from the selling agents.

FIXTURES AND FITTINGS

A detailed inventory of the fixtures and fittings included in the business sale can be made available upon request from the selling agents

ACCOMMODATION

(All measurements are approximate only)

	SQ FT	M SQ
Salon Area 1	176	16.35
Communal Hallway		
Hallway	34	3.16
Stores	12	1.12
Toilet		
Staffroom	70	6.50
Office	32	2.97
Salon 2	157	14.58
Salon 3	113	10.49

TENURE

The business is offered for sale subject to a new lease for a length of term by negotiation.

There will be rent reviews at 3 yearly intervals. The lease will be granted on Tenants Internal Repairing and Full Insuring Terms.

The annual rent will be £6,500 per annum (Exclusive).



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SERVICES

(Not tested at the time of inspection)

Mains water, electricity and drainage are understood to be connected to the property.

The property is heated by electric storage heaters.

RATEABLE VALUE

We have made verbal enquiries to the local authority and have been advised as follows:

Rateable Value (2023/24) £4,800

Rates Payable (2023/24) £2,395



PRICE

£40,000(Exclusive) plus SAV

VAT

The property is understood not to be elected and therefore VAT is not payable.

PLANNING

Prospective purchasers of the business should make their own enquiries.

The property is understood to benefit from planning consent for Use Class E of the Town and Country Use Classes Order

EPC

To order

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the sale of the business and lease of the property.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate,

Shrewsbury, SY2 6ND

Telephone: 0345 678 9000



VIEWING

Viewing via the selling agents:

James Evans

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