



## Hair By Carla

66 Beach Avenue, Whitley Bay NE26 1DZ

- Ladies Hair Salon
- 2 Cutting Stations / 1 Backwash
- Genuine Reason for Sale
- Excellent Business Opportunity
- Excellent Passing Trade
- Floor Area 16.6 sq. m. (178.6 sq. ft.)
- 3 Year Lease from Oct 2022
- Rent £5,200 per annum

**Price: £9,950 (Leasehold)**

# BUSINESS FOR SALE

## Location

The business is located on Beach Avenue just off Park View a busy shopping parade located in the centre of the Coastal Town, Whitley Bay. It benefits from busy footfall and passing trade. The town itself is currently going through regeneration, being a popular North Tyneside Town, which will only increase the interest in the future. Densely populated and having a large variety of Independent and specialist outlets.

## The Premises

The business is located on the ground floor of a two storey retail parade. The unit consists open plan salon with small kitchen and external staff W/C facilities. It is well equipped with 2 cutting stations with full sized mirrors, 1 backwash and professional dryer hood.

## Floor Area

16.6 sq. m. (178.6 sq. ft.)

## Description

Our client opened the salon in October 2022 after coming out of retirement. The salon offers cut and blow dry's, colours and much more.

## Staff

The business is owner operated with no other members of staff.

## Turnover

Confidential

## Tenure

Leasehold – 3 year lease in place that commenced October 2022. We have verbally been informed a new lease would be available on request.

## Price

£9,950 Leasehold

## Rent

£5,200 per annum

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2024 Rating List entry is Rateable Value £2,500

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## EPC Rating

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## Important Notice

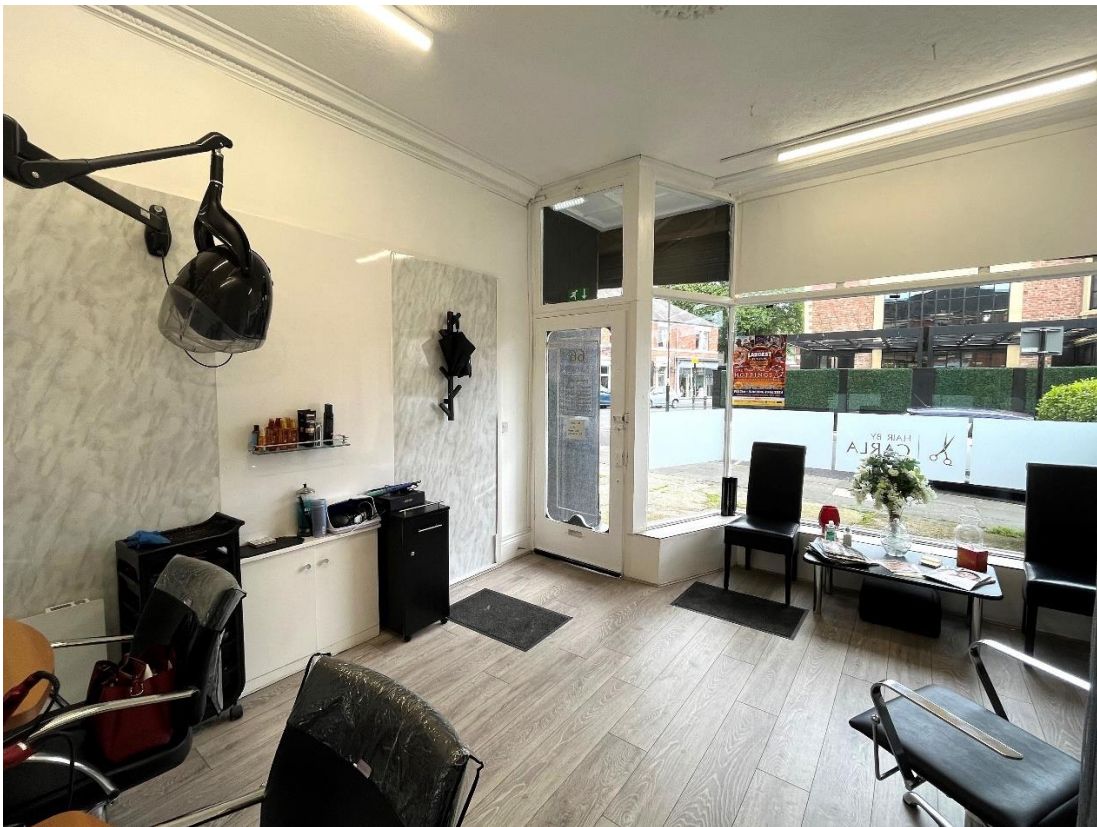
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

**Ref: I035 (Version 2)**

**Prepared 19<sup>th</sup> June 2024**



# BUSINESS FOR SALE



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