

Retail | Office | Industrial | Land



Friends Hair Salon 28 Hartburn Terrace, Seaton Delaval NE25 OAY

- Ladies Hair Salon
- Prominent Main Road Position
- Unit Suitable for a Varity of Other Uses
- Genuine Retirement Sale
- 999 Year Lease

- Ground Floor 45.6 sq. m. (490 sq. ft.)
- Turnover £32,709 per annum
- On Street Parking
- Established 2000
- Investment Opportunity

Offers Over: £75,000 (Long Leasehold)



COMMERCIAL

Location

The business is located on Hartburn Terrace a main route through the village of Seaton Delaval, close to local amenities including shops, schools and doctors surgery.

The Business

Friends hair salon was first established in 2000 from a unit close by and then settling in its current location in 2014, it is therefore very well-known and enjoys many long standing and repeat customers. The salon is ladies only and offers a range of services, it is a genuine sale with our client looking to retire. The unit is well presented consisting 5 spacious cutting stations with mirrors, 2 backwash, 3 Rem static dryers and 1 Ceriotti equator 3000 mobile hood.

The Premises

A ground floor unit within a two-storey mid terrace property with pitched slate roof. The unit being 45.59 sq. m. (490 sq. ft.) consists fully equipped open plan salon, backwash area, kitchen and staff W.C facilities.

Floor Area

Area	Sq. m.	Sq. ft.
Salon	21.99	236.69
Backwash Area	16.11	173.40
Kitchen	5.63	60.60
W.C	1.86	20.02
Total	45.59	490.72

Opening Hours

<u> </u>	
Monday	Closed
Tuesday	9:00am – 5:00pm
Wednesday	Closed
Thursday	9:00am – 5:00pm
Friday	10:00am – 5:00pm
Saturday	9:00am – 2:00pm
Sunday	Closed

Turnover

£32,709 from 1st April 2022 to 31st March 2023.

Staff

The business is solely run by the vendor.

Tenure

999 year lease from 23rd April 2014

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £3,700

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.

Price

£75,000 Offers over

Viewing

Strictly by appointment through this office.

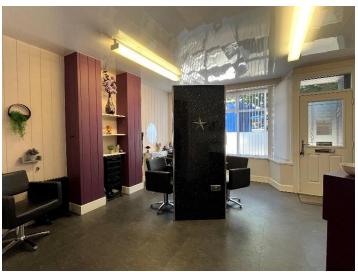
Important Notice

- Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value.
 Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- 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 I046 (Version 2) Prepared 10th July 2024

COMMERCIAL

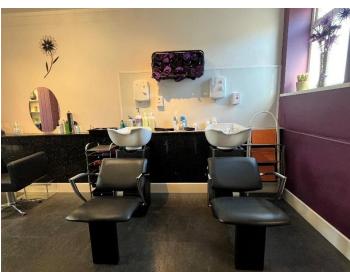












COMMERCIAL







