

Coreys Hair & Beauty

117 CORSTORPHINE ROAD, EDINBURGH, EH12 5PZ



ABOUT US

Corey's Hair & Beauty is a thriving business which has been running for the past thirty years. It has built up a loyal client base over the years however offers the next successful owner to further expand, given its prime location on Corstorphine Road near Edinburgh city centre.



THE SALON

The salon is fully equipped with all the necessary equipment, fixtures and fittings to support the next owner. The main salon is located on the ground floor which currently has 5 hairdressing chairs and a separate beauty room.

A kitchen area and bathroom can also be found on the ground floor. The basement space is currently used for storage however subject to planning could be further developed to allow for expansion.







THE DETAILS

This is a superb investment which offers a turn key business within an exceptional location offering high footfall and excellent visibility.

Tenure: Freehold

Services: Electric, telephone and water mains serviced.

Accounts will be made available to interested parties once they have viewed the premises.





FLOOR PLAN

Approximate Dimensions
(Taken from the widest point)

Shop Floor	6.20m (20'4") x 3.70m (12'2")
Staff Room	2.80m (9'2") x 2.30m (7'7")
Beauty Room	3.00m (9'10") x 2.80m (9'2")
WC	2.10m (6'11") x 0.90m (2'11")
Basement	11.00m (36'1") x 3.60m (11'10")

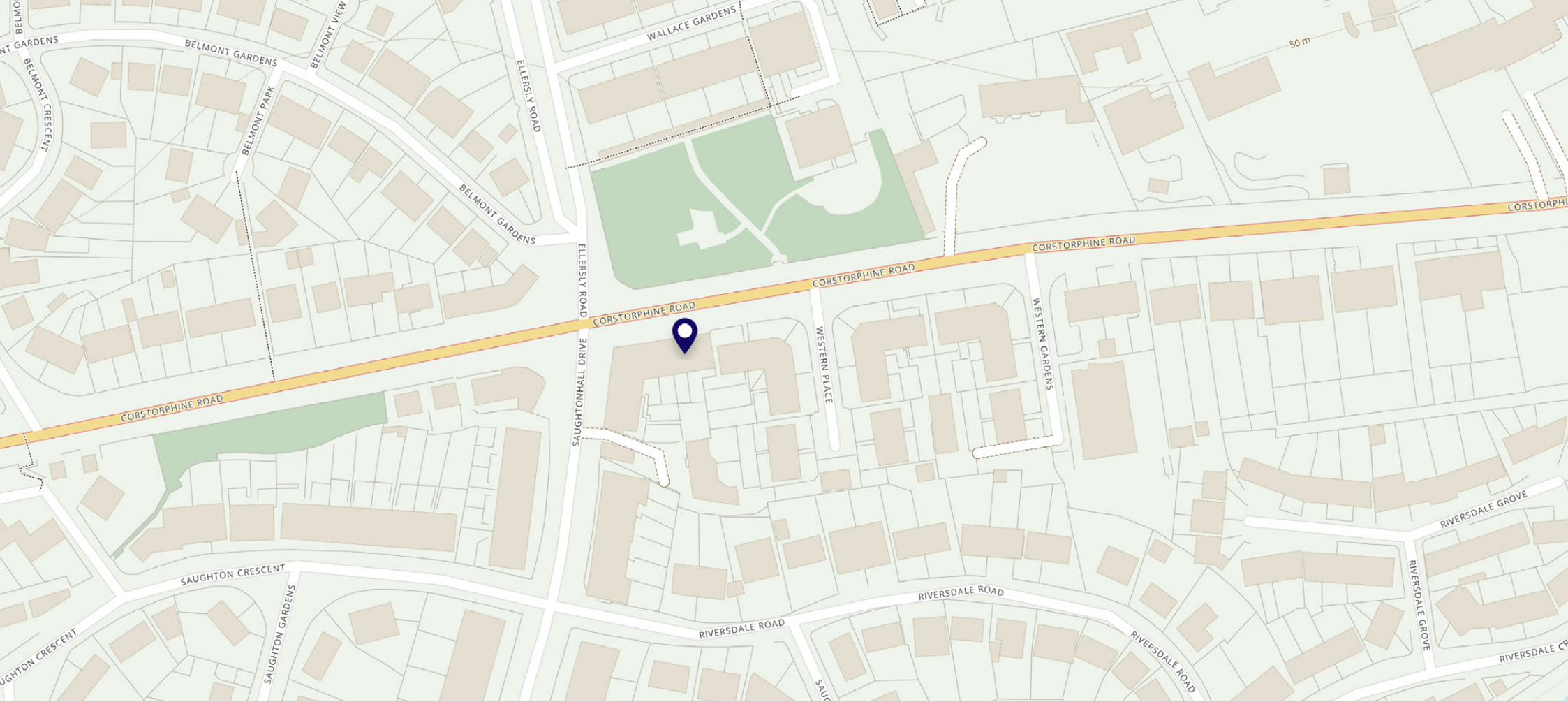
THE LOCATION

McEwan Fraser legal are delighted to introduce to the market Coreys Hair Salon which is situated in the West end of Edinburgh's city centre. The Corstorphine district of Edinburgh is ideal for a business as the bustling high street is always popular for local shopping, transport, educational and recreational facilities. Several restaurants, a Sainsbury's Local and a large 24-hour Tesco are within walking distance. Major retail outlets can be found nearby at the Gyle Shopping Centre including Marks & Spencers and Morrisons.

Transport links are second to none, with a fantastic bus and tram service, all major routes are a few minutes from the property which will take you east into the city centre and beyond or head west to Edinburgh Airport and the outskirts. The Edinburgh City Bypass is five minutes drive from the property and provides access to a number of areas within the city, to East Lothian and the A1. The property is also ideally placed for easy access to the M8 and M9 motorway networks. There is also parking easily accessible in the side streets nearby.

Local state and private schools are also a short distance from the property, as are a wide range of recreation facilities including a David Lloyd Fitness Club and Corstorphine Hill Nature Reserve.





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Part
Exchange
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