

FREEHOLD



Business

# CHRYSALIS, 8 VALLEY BRIDGE PARADE, SCARBOROUGH, YO11 2PF

Guide Price

£47,500

FEATURES



colin ellis  
your trusted property experts

# Full Bedroom Business located in Scarborough

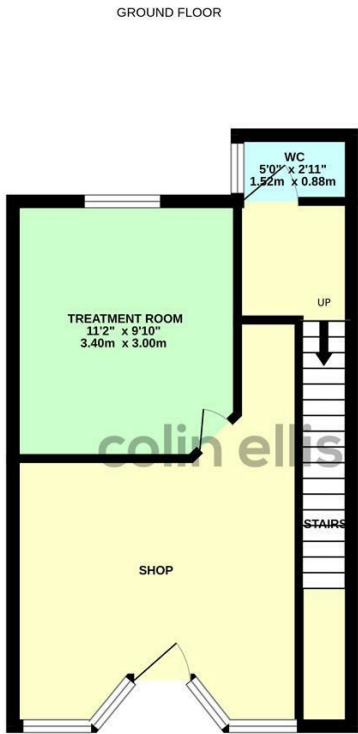
Situated in Scarborough town centre on Valley Bridge Parade, Chrysalis Body Piercing is a very this well-established piercing business and presents an exceptional opportunity for a professional in the beauty industry. Training may also be possible at an additional cost. The prominent town centre location ensures a steady flow of foot traffic, making it an ideal spot for attracting new clients and retaining loyal customers.

This business has built a solid reputation over the years, offering a a limited piercing service that could be extended to include Dermal, Tongue and Below the waist. With the potential to extend opening hours, there is ample opportunity for growth and increased revenue. Furthermore, the premises may suit the addition of other body or beauty procedures, allowing for an expanded service offering that could further enhance profitability.

A new lease is being offered to provide a fresh start for the next owner, ensuring security and stability in this vibrant area.

Call us on  
**01723 363565**  
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Council Tax Band  
**Exempt**



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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