

Leasehold Opportunity

£65,000


www.paulhubbardonline.com/commercial



76 NORTH STREET, SUDBURY

Exciting, well-established and popular health food shop and beauty therapy business, both available to purchase as a going concern, conveniently trading from one location.

Sudbury, Suffolk.

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**PAUL
HUBBARD**
COMMERCIAL



INVESTMENT SUMMARY

- 1.** Well established and popular holistic business available to purchase.
- 2.** Situated in a central location in beautiful Sudbury, a vibrant market town in Suffolk.
- 3.** Multiple revenue streams including the shop, selling a range of healthy, ethically sourced products, as well as the treatment side of the business.
- 4.** 2 years remaining on existing lease which is renewable, with an annual rent of £11,000. The business also benefits from small business rates relief, with circa £80pcm business rates payable.
- 5.** Popular local business with fantastic online following, giving the new owner an excellent foundation to start from.



DESCRIPTION



Paul Hubbard Estate Agents are delighted to present an exceptional opportunity to acquire a flourishing holistic business as a going concern.

This well-established venture has been successfully operating in the Health, Wellness, and Beauty industry for over three decades, making it a trusted and reputable establishment within the local community and beyond.

The owner's extensive experience and expertise have contributed significantly to the business's success. The ethical beauty salon, which is now up for sale, presents immense potential for growth and development under the right ownership.

Situated in the heart of Sudbury, a vibrant market town, the property enjoys a prime location on the bustling high street. Boasting two fully-equipped treatment rooms complete with electric treatment couches and essential equipment, a tastefully decorated shop front, a functional office area, and a convenient kitchen, this business offers a turnkey solution for aspiring entrepreneurs in the industry.

The business has been trading for over 12 years following a relocation and expansion to this sought after location in 2020. A team of therapists hire the treatment rooms within the shops beauty salon – Nature's Temple Beauty. It is worth noting that Natures Temple Beauty currently employs one therapist, and the shop employs one part time member of staff to help the owner during busier periods. Both staff members would be open to remaining as part of the business under new ownership.

The shop itself offers a wide range of ethically sourced refillable household and personal care lines along with multiple zero waste options including; grains, pulses, loose tea, rice and nuts. Offered alongside these are various health products, CBD items, supplements and herbal remedies. If the vast footfall wasn't enough, the business has an online ordering option also.

The main shop also includes a top of the range EPOS system, which is a huge help when it comes to stock and sales management, reporting, ordering, planning and marketing, and this will be included in the sale. There is also a touch screen till integration which reflects on the main computer, and the license for this would be transferred over to the new owner.

There are 2 years remaining on the current lease, with an annual rent payable of £11,000 and circa £80pcm business rates payable due to small business rates relief.



76 NORTH STREET, SUDBURY.

RETAIL ROOM 1 - 7.5m x 3.6m - Double bay fronted timber window to front aspect, wood flooring and fitted till area. Door opens into office and open stairwell leading to inner lobby

OFFICE - 2.3m x 1.5m - Timber window to front aspect and wood flooring

INNER LOBBY - Wood and vinyl flooring with doors opening to store room, x2 treatment rooms and leading to cloak room and kitchen

KITCHEN - 2.5m x 1.0m - Vinyl flooring and fitted sink unit with stainless steel sink and drainer

CLOAKROOM - 2.5m x 2.1m - Vinyl floor, fire exit door, Wc and vanity sink unit with tiled splash back

TREATMENT ROOM 1 - 3.2m x 2.6m - Vinyl flooring and fitted storage cupboards. Counter work surface with sink

TREATMENT ROOM 2 - 3.0m x 2.6m - Vinyl flooring, free standing sink unit with storage below.

CHANGING AREA/STORE - 1.22m x 0.92m (4' x 3')







RATES

The current rateable value for the property is £11,500 from April 2023 - present.

For more information on business rates, please contact Babergh Mid Suffolk Council.

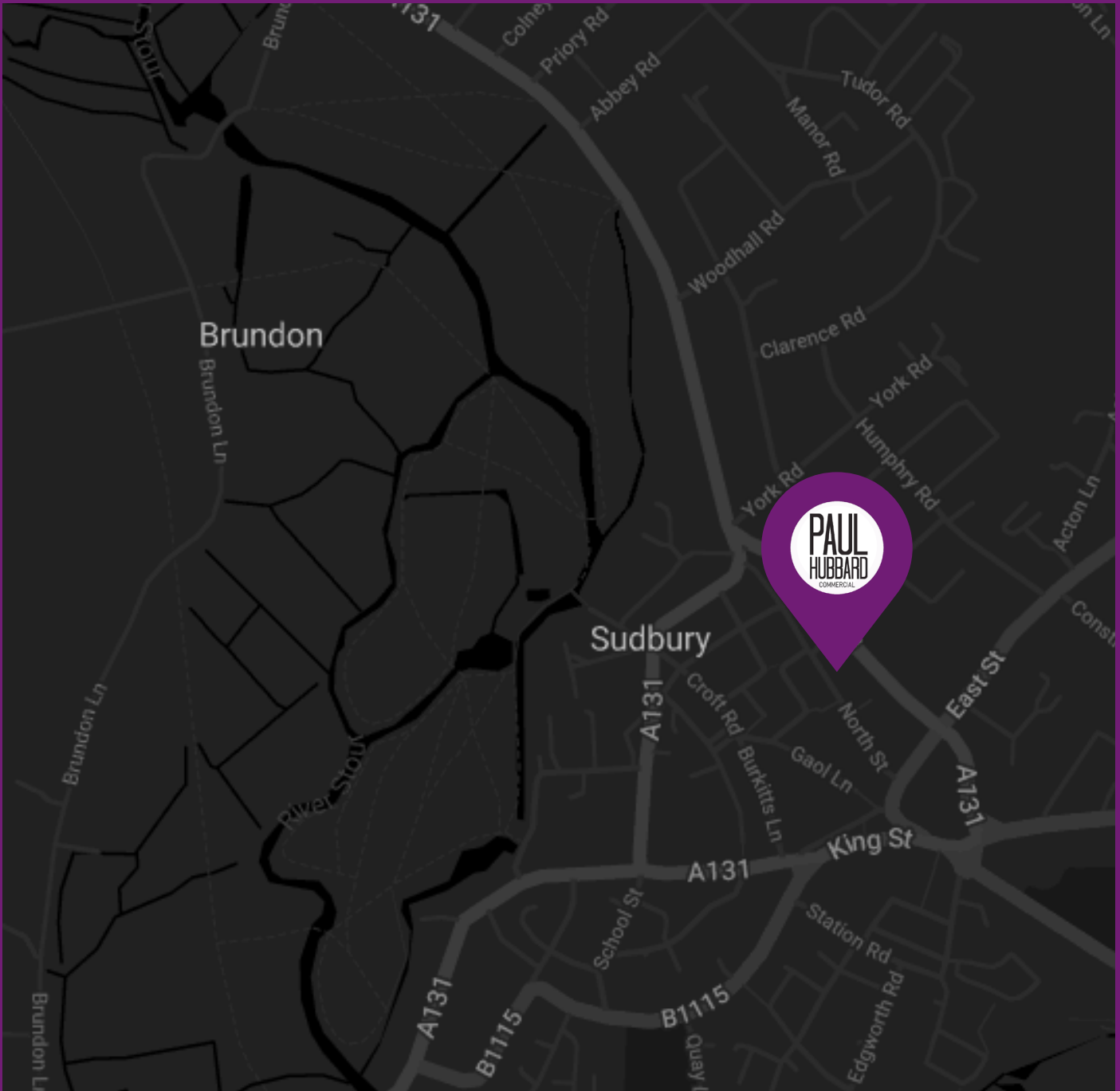


LOCATION



**Health Food & Therapies
For You,
76, North Street
Sudbury
Suffolk
CO10 1RF**

Sudbury is a market town in the south west of Suffolk, England, on the River Stour near the Essex border, 60 miles (97 km) north-east of London. At the 2011 census, it had a population of 13,063. It is the largest town in the Babergh local government district and part of the South Suffolk constituency.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 2 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

CONTACT

To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

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