

# FROBISHERS

**BUSINESS FOR SALE**



**WALLASEY, WIRRAL**

- Retirement Sale
- Leasehold
- Fully Fitted
- Long Established
- 'Turn key' Operation
- Scope to Increase



**176 Liscard Road**  
Wallasey, CH44 5TN

Asking price of:

**£12,000**

## Location

The property is located on Liscard Road, opposite Central Park close to Wallasey Town Centre, the Cherry Tree Shopping Centre and near to Junction 1 of the M53 motorway network. It benefits from good transport links across the region, and more broadly access to Liverpool via the Mersey tunnels. The premises are a short walk from Wallasey Village Train Station and there are bus stops within walking distance.

## Description

The premises comprises a split level salon with three chairs and mirrors, a waiting area and reception desk towards the front of the unit, with a further three chairs and mirrors in the higher section. There is a private treatment area to the rear, comprising three chairs, two with back washes with a separate kitchen and W.C. The business is well presented with vinyl flooring, plastered and painted walls, suspended panel ceilings. It benefits from gas central heating and electric roller shutters.

## Measurements

Description	Area (ft <sup>2</sup> )
Salon	406
Rear treatment room	215
Kitchen	58
W.C.	34
<b>Total</b>	<b>714</b>

## Business Profile

The business has successfully traded for 24 years, enjoying an enviable local reputation and an established clientele, built-up over many years and word of mouth. There is scope to increase the current turnover by establishing a website and engaging actively on social media. It currently employs 2 members of staff in addition to the current owner, who is looking to sell due to retirement.

## Tenure

Leasehold. 12 months remaining on a 10 year lease from August 2015.

Rent - £6,800 per annum.

## Price

£12,000 for the goodwill, fixtures and fittings.

## Rates

Rateable Value - £3,850. Rates Payable - £1,921.15.

## Viewings

For further information regarding the business please contact: Mr Phil Jacob MRICS T: 0151 601 9394  
E: enquiries@frobishersuk.com

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