

# LANSLEY

Business Sales and Commercial Agents Since 1890

## Hairdresser To Let / For Sale

£18,000 per annum

Offers in the region of £19,950 Premium of £19,995 for the benefit of the lease and fixtures & fittings.

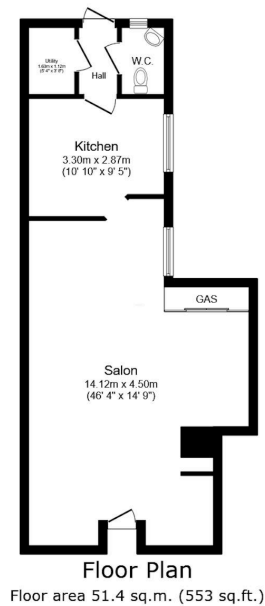
850 sq ft

**91 Guildford Street, Chertsey,  
KT16 9AS**



An excellent opportunity to acquire a fully fitted hair salon premises in a busy high street location in Chertsey

- Fully equipped with 8 styling stations, 3 backwash basins
- Ready for immediate occupation
- Prominent high street location in Chertsey
- Approx. 850 sq ft ground floor premises
- New 10 or 15 year lease at £18,000 per annum
- £19,950 premium for fixtures, fittings and stock



**Floor Plan**  
Floor area 51.4 sq.m. (553 sq.ft.)

Total floor area: 51.4 sq.m. (553 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A property search will confirm the correct floor area(s). Photographs are for illustrative purposes only.

## Description

A fully fitted ground floor hair salon located in a busy Chertsey high street position, available to let with an ingoing premium of £19,950.

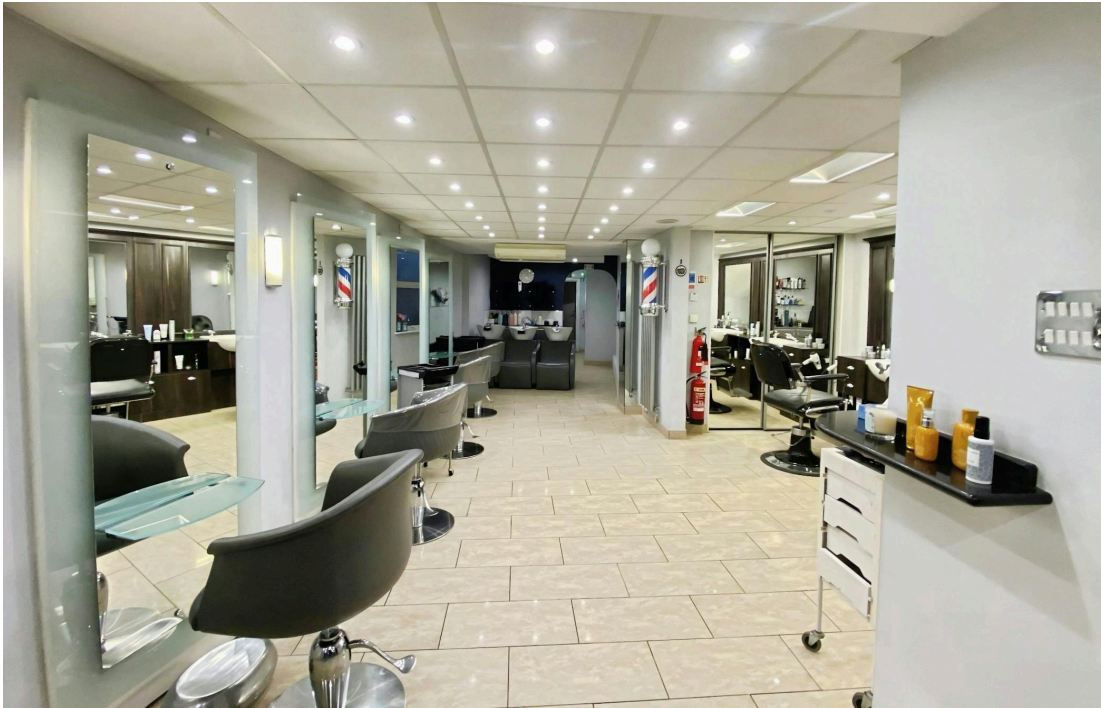
The premises extend to approximately 850 sq ft and are arranged to provide 8 styling stations, 3 backwash basins, reception area, colour preparation space, staff room/kitchenette and W.C. facilities.

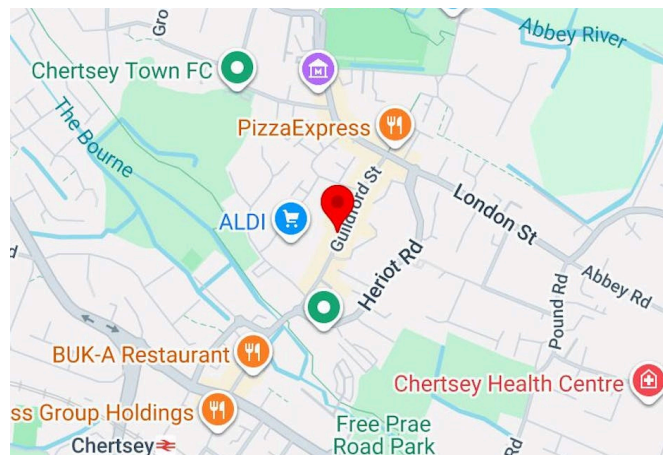
The property has been used as a hairdressing salon since 1982 (formerly "Gianni") and benefits from an established trading location. The existing business is closing, and the premises will be offered with vacant possession, providing a ready-to-trade opportunity for an incoming operator.

Available on a new 10 or 15 year lease at £18,000 per annum (£1,500 pcm), with a 3-month rent deposit. Suitable for experienced hair, beauty or similar operators.

## Location

Situated in a prominent position on Guildford Street, Chertsey, within a busy and established high street location benefiting from good footfall and local trade.





### Accommodation

Floor/Unit	sq ft	Tenure	Rent Price (sq ft)	Monthly Rent	Availab
Ground	850	Sale / To Let	£21.18	£1,500	Availab
			£19,950 Premium of £19,995 for the benefit of the lease and fixtures & fittings.		
<b>Total</b>	<b>850</b>		<b>£21.18</b>		

### Availability

Available Immediately

### Summary

- Rent: £18,000 per annum
- Price: Offers in the region of £19,950 Premium of £19,995 for the benefit of the lease and fixtures & fittings.
- Business rates: £5.17 per sq ft
- EPC: D (81)
- Lease: New Lease
- Terms: 10 months. 10 or 15 year lease available

### Viewings

Strictly by appointment through the sole agents, Lansley Commercial.

### Terms

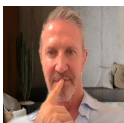
An excellent opportunity to acquire a fully fitted hair salon premises in a busy high street location in Chertsey, available on a new lease with an ingoing premium of £19,950.

Available on a new 10 or 15 year lease at £18,000 per annum, this opportunity is ideally suited to experienced hair, beauty or similar operators seeking a ready-to-trade premises in a strong trading position.

### Contact & Viewings



Jason Atkins  
0118 959 0271  
jason@ahlansley.co.uk



Wayne Biehn  
0118 959 0271  
wayne@ahlansley.co.uk

