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**Valley Bridge Parade,  
Scarborough, YO11 2PF**

**Rent - £47,500**

Situated in Scarborough town centre on Valley Bridge Parade, Chrysalis Body Piercing is a very 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 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.

## LOCATION

The unit is situated on Valley Bridge Parade and is within close proximity to Scarborough town centre and train station.

## THE BUSINESS

Chrysalis Body Piercing is a very well established and well regarded business that is only coming available due to personal reasons. At present it only operates on limited hours and limited piercings so there is huge potential for growth with this business. The owner is also a qualified trainer and would be prepared to train the right person, at additional cost, to make sure they hit the ground running.

## THE UNIT

3.8 x 6.5 (12'5" x 21'3")

Double fronted unit with a door opening to the reception / front treatment area. There is a partition wall with door leading to the main treatment room.

## WC

1.2 x 1 (3'11" x 3'3")

WC and wash basin

## TENURE

A new Landlord & Tenant Act lease is available with terms to be agreed.

## RENT

Commencing rent of, £5,200 per annum.

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GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements, floor plans, aerials, maps and all other data are approximate and no responsibility is taken for any error or omission or inaccuracy. The data is for general guidance only. It should not be used as the basis for any legal proceedings. The floor plan, layout and appearance shown here are not intended to be a guarantee of the actual appearance of the property. Colin Ellis Property Services Ltd.

Valley Bridge Parade - 18715102

Length of Tenancy - Please contact office for further information

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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