



Hair Salon For Sale

27 Winslow Road, Peterborough, PE3 9RE

**Hair Salon & Business For Sale in
Peterborough - £19,000 premium to
include goodwill, fixtures & fittings**

1,249 sq ft
(116.04 sq m)

- Retirement Sale
- Accounts available upon request
- Rent Guide for the shop £18,000
- £19,000 premium to include goodwill, fixtures and fittings
- On street parking available
- Stock to be bought via separate negotiation

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Summary

Available Size	1,249 sq ft
Rent	£18,000 per annum
Rateable Value	£12,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (70)

Description

Occupying the Ground Floor of a 3 storey brick built building situated on Ledbury/Winslow Road the salon adjoins a parade of other retailers with a real communal aspect and benefits from being located in the heart of a residential estate and served well by the local community. The main salon area is open plan, modern and light with 7 cutting and styling chairs and 4 wash bays. The premises offers a versatile arrangement with 4 separate treatment rooms to serve all aspect of the beauty and personal care industry.

Location

The Salon is located on Ledbury/Winslow Road in the city of Peterborough, Cambridgeshire and positioned under 2 miles from the Queensgate Shopping complex in the centre of the City. The Salon is in a parade of retail units including Spices World, Fish and Chip Shop, Morrisons local store, an off licence and a Meat and Vegetable supplier among others.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - Hair Salon	1,249	116.04	£18,000 /annum	Available
Total	1,249	116.04		

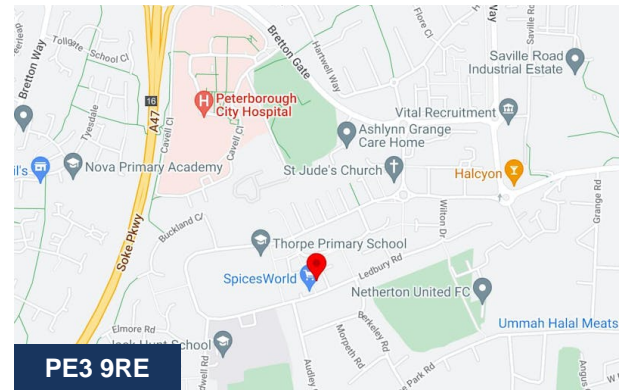
Viewings

Viewing will be arranged strictly by appointment with the agents. Prospective purchasers will be required to submit details of their interest and viewing will only be arranged once the current tenant has approved the application. Purchasers should email with details of current experience in hairdressing together with proof of funds for the premium. Viewings can only take place on a Monday when the Salon is closed.

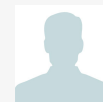
Terms

Offered for let on a new 5 year FRI lease with a 3 year review and break - The rent will be £18,000 per annum and premium of £19,000 to include the Goodwill & F&F. A deposit equal to 3-month rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance. Tenants will be liable for their own utilities.

There are also capabilities to formulate three complimentary standing stub tenants in place producing an additional £10k in revenue.



Viewing & Further Information



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