



RETAIL

1,140 Sq Ft
(106 Sq M)

RENT: £20,000 Per Annum
PREMIUM: OIEO £35,000

Expansive Hair & Beauty Salon with Allocated Parking in Popular Village

- + Fully Furnished & Established Hair Salon Business For Sale
- + Situated in Heart of Picturesque Ferring Village
- + Turnkey Opportunity
- + Available With Benefit Of Brand New Lease
- + Potential To Expand Both Hair & Beauty Treatments
- + Substantial Premises with Potential For Further Treatment Rooms At The Rear
- + Private Parking To Front



Location

The property is located on a very prominent position on the junction of Ferring Street and Sea Lane a local shopping parade in the heart of Ferring village. Other occupiers within the immediate vicinity include Co-Op, Ferring Dental Surgery, Ferring Vets, Kingsley Group and a variety of independent retailers, restaurants and office occupiers. Ferring is an affluent village in the Arun district with easy access to the A259 & A27 roads. The popular seaside town of Worthing is approx 3 miles to the east, the Cathedral city of Chichester is 18 miles to the west and the market town of Horsham 18 miles to the north.

Description

Justice & Co are delighted to offer to the market this established Hair & Beauty salon located in the heart of Ferring Village. The salon opened in 2015 and is fitted to an extremely high standard to provide open plan reception and waiting area, 5 workstations and 2 back wash sinks. Other features include laminate flooring, suspended ceiling with inset spotlighting, ample electrical points, air conditioning (not tested), CCTV (not tested) and superb 21ft window frontage. Being a former car showroom the property has the added benefit of sliding showroom doors. To the rear of the main retail space there is a private treatment room, two storage areas and a large kitchen. The property also benefits from a disabled WC.

Externally the lease comes with three allocated parking spaces to front.

Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	733	68
Treatment Room	85	8
Store	100	9
Kitchen	168	16
Office	54	5
Total	1,140	106

Terms

The property is available by way of a new effective FR&I Lease with terms to be negotiated and agreed.

Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £13,750. Interested parties are asked to contact Arun District Council directly to ascertain whether small business rates relief may be applicable to their business.

Summary

- + **Rent** - £20,000 Per Annum Exclusive
- + **VAT** - To Be Charged On The Rent
- + **Premium** - Offers in Excess of £35,000 (Thirty Five Thousand Pounds) are invited for the fixtures, fittings and goodwill of the existing business.
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** - B(49)

Viewing & Further Information

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