

DM HALL

Business For Sale

Hairdressers

18 Commercial
Street, Leven,
KY8 4LD



121.9 SQ M
1,312 SQ FT

Property Details

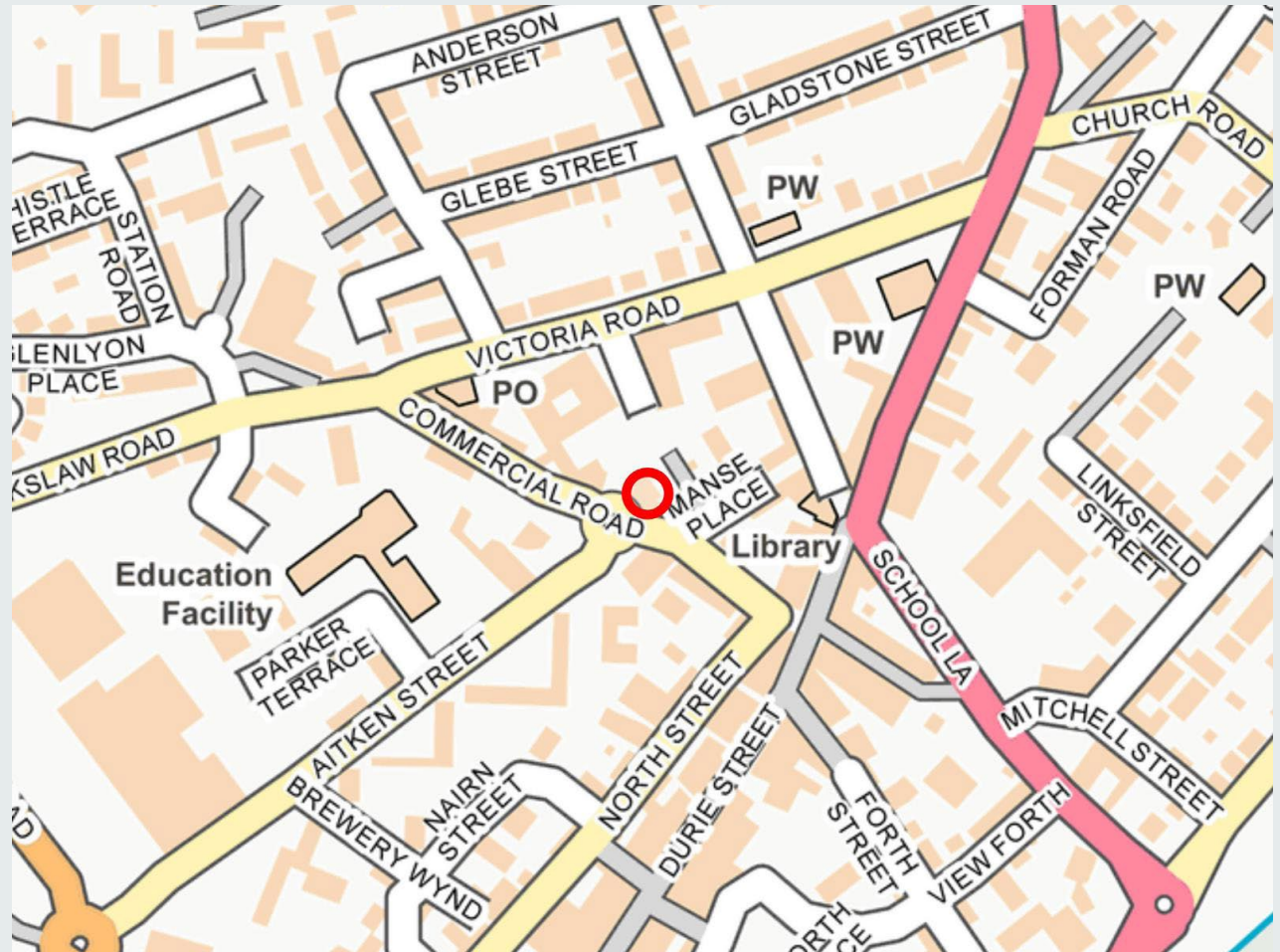
- A great opportunity to acquire a busy and long-established hairdresser in a great trading position.
- Parking close by
- Over 17 years of goodwill included in the sale of this business located in Leven.
- Offers over £100,000 for the operational asset including the heritable property with stock being sold through separate negotiation.

LOCATION:

The business is situated in a busy and prominent position on the north side of Commercial Road, fronting a small roundabout whilst adjacent, to and diagonally opposite, there is good public car parking facilities. Surrounding properties are a mix of retail/commercial and residential, with central Leven High Street lying a short distance to the south east, where prime retail operators can be found.

Leven is a town within Central Fife, situated on the North bank of the Firth of Forth, approximately ten miles Northeast of Kirkcaldy. The town is the main centre for the Levenmouth area, which includes a number of smaller towns and villages such as Buckhaven, Methil, Kennaway and Windygates.

The economy of the area has been traditionally based on industry with the main source of employment being the distillers complex operated by Diageo. Leven is subject to an ongoing, £116 million investment to reinstate the railway line connecting Leven to the wider Fife Circle Line. It is anticipated that the railway line will improve accessibility and thereby open the town up to further investment and infrastructure.



Property Details

DESCRIPTION:

The subjects comprise a sizeable ground floor retail shop unit, currently fitted for use as a hairdressing salon, there are currently 10 chairs with 3 backwashes and a make-up station. To the rear there is a staff room and storage cupboard which could be converted to a treatment room. Additionally, there is a small and partly sunk semi-basement area below, which is accessed externally.

ACCOMMODATION & FLOOR AREAS :

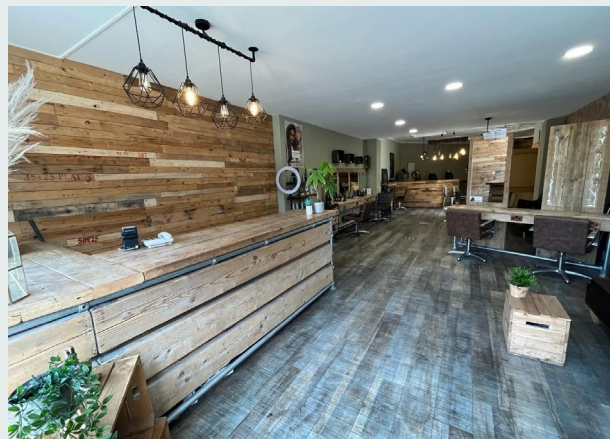
The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground	10 hairdressing chairs plus 3 back-wash sink, main waiting area, reception counter plus 2 dryers, make-up station, WC facilities, Staff room and storage	107.4	1,156
Basement	Utility room with central heating boiler.	14.5	156
Total		121.9	1,312

BUSINESS:

This is an excellent opportunity to acquire a busy and popular trading hairdresser. The business currently employs three full time stylist with potential to increase this by renting chairs.

This is a profitable opportunity in an ideal location with potential to grow the business with increasing the number of stylists as well as the potential to create a treatment room which will diversify the offering.



Property Details

The salon is currently open:

Monday: Closed

Tuesday — Thursday: 9.00 — 17.30

Friday: 8.30 — 17.30

Saturday: 8.30 — 16.30

Sunday: Closed

TRADING FIGURES:

Full accounts information will be made available to interested parties, following a formal viewing.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £8,000 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

PROPOSAL:

Our client seeks offers over £100,000 for the heritable property and goodwill. Stock will be sold through separate negotiations.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

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