



RETAIL TO LET

## CONFIDENTIALLY AVAILABLE

Hair Dressing Business, Patcham Village, Brighton, BN1 8YE

OUTSTANDING BUSINESS OPPORTUNITY TO  
ACQUIRE ESTABLISHED & PROFITABLE  
HAIRDRESSING SALON WITH LOW OVERHEADS &  
SCOPE TO INCREASE TRADE FURTHER

198 SQ FT

**Eightfold**  
property

Tel: 01273 672 999  
Website: [www.eightfold.agency](http://www.eightfold.agency)

# Summary

<b>Available Size</b>	198 sq ft
<b>Rent</b>	£8,000 - £14,000 per annum exclusive of rates, VAT & all other outgoings. The gross rent is £14,000 however after deduction of rented chair the net rent will be £8,000 PAX
<b>Rates Payable</b>	£2,020.95 per annum Whilst the figures are specified above the current business has qualified for 100% small business rate and does not pay rates. Subject to conditions this could apply to any incoming tenant also.
<b>Rateable Value</b>	£4,050
<b>Car Parking</b>	An informal arrangement is in place with the adjoining occupier for staff & customers of which further details can be provided.
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs. However the incoming party will be required to provide an undertaking of £1500 plus VAT towards the landlords legal costs that will be payable in the event they withdraw from the transaction.
<b>EPC Rating</b>	EPC exempt - Stand-alone building < 50m2

## Description

An impeccably maintained salon that offers a unique chance to own a thriving business in a highly sought-after area. The space is in pristine condition, featuring three hairdressing stations and a backwash chair. Each station comes complete with mirrors, shelves, and chairs, offering a professional and inviting environment for clients. A separate utility area houses a washing machine and boiler, ensuring the salon runs efficiently. A well-kept toilet adds convenience for staff and clients. All fixtures and fittings are included in the sale price, providing a turnkey solution for the new owner.

## Location

The premises is situated in the heart of a picturesque village of Patcham located on the outskirts of Brighton City Centre with good vehicular access to all parts of the city as well as to both the A23 & A27. Being outside of the city the property also benefits from being in an area that currently still benefits from free on road parking.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Hair Salon	198.06	18.40
<b>Total</b>	<b>198.06</b>	<b>18.40</b>

## Terms

The entire premises will be held on a new 12-year FRI lease at a commencing rental of £14,000 per annum. With upward only rent reviews every 4 years. A premium of £17,500 is required for the lease, business, goodwill & fixtures & fittings with SAV. A rent deposit of 6 months rent will be required as security.

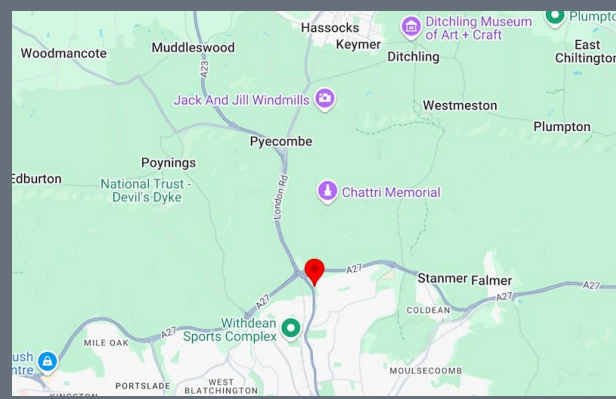
## Business

This thriving salon, a staple in the community for 27 successful years, has built an outstanding reputation for excellence. Now available due to the vendor's planned retirement, this is a rare opportunity for a motivated buyer to take over a well-established business with loyal clientele and significant growth potential. The salon benefits from exceptionally low overheads, making it an ideal choice for a hairdresser ready to step into ownership or expand their current operations. The business is currently run under management and trades Monday, Wednesday, Thursday and Saturday 9am-12pm and 9am

5pm on Tuesday and Friday. At present there is one salaried stylist who plans to retire and one stylist who rents a chair for £6,000 per annum. There would be significant scope to increase trading hours and to also introduce a nail bar. Accounts available to bona fida parties.

## Estate Agents Act- Connected Party

It should be noted that a director of this firm is related to the owner of this property.



## Get in touch

**Max Pollock**

01273 672999 | 07764 794936  
max@eightfold.agency

**Emma Watkins (Watkins Commercial)**

01273 709090  
emma@watkinscom.co.uk

## Eightfold Property

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 26/01/2025



