

BLUSH HAIR AND BEAUTY

22A CHURCH ROAD, WEMBURY, PLYMOUTH, DEVON, PL9 0JE

- Superbly presented hair and beauty salon
- Envidable location in popular South Devon coastal village
- Reputable and well established salon with loyal customer base
- Turnover approx. £79,000 per annum. Strong net profit approx. £38,500pa
- Leasehold with realistic rent approx. £12,000 per annum
- Retirement sale
- Viewing strongly recommended



Blush Hair & Beauty is a superbly well presented hair and beauty salon which is located in a highly enviable trading position in the heart of the sought after and popular South Devon coastal village of Wembury. The unit offers a full complement of hair and beauty treatments set over two floors in what is a most attractive and appealing property. Consequently, the business enjoys an excellent and consistent year round trade with strong profits.

Wembury is a busy and popular village and has a population of approximately 1,500. It is situated on the coast, approx. 4 miles south-east of the major South Devon city of Plymouth. It has a delightful church which stands high on the cliff age overlooking the popular beach and surrounding coastline. The village itself is a popular commuter village to Plymouth although it has plenty of its own charm and character, and offers a wide range of amenities and services for the local community.

The premises are lock-up and located in the centre of the village. The property is believed to date back to the late 1800s and is of traditional stone construction with rendered and painted elevations under a pitched slate roof. Under the present ownership it has been extensively renovated and refurbished to provide a most appealing hair and beauty salon over the ground and first floors. In brief, it comprises a ground floor reception area with salon, kitchenette and toilet, together with a first floor nail studio and two beauty treatment rooms. An early viewing appointment is highly recommended to fully appreciate the location, appeal and quality of this well established and reputable concern.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR [Approx. 500sqft]

SALON AREA A charming and most attractive salon area with customer reception, quality wood laminate flooring, wood panelled walls, spotlighting, radiator, chandelier and customer seating. The waiting area is semi open-plan to the main salon which again is superbly presented with reception counter, quality wood laminate floor covering, integrated spotlighting to ceilings, five styling positions with mirrored walls, shelving display units, two hair washing positions and radiator. There is a small recess staff area with sink unit, radiator and window to side aspect.

SEPARATE WC With tiled floor, low level WC and vanity sink unit.

FIRST FLOOR

Approached off centrally situated staircase from the salon. There is a charming open landing area with quality fitted carpet, Velux roof windows, customer seating, radiator and **NAIL BAR STATION**. Off this area are **TWO INDIVIDUAL BEAUTY ROOMS**, both of which are attractively decorated and well presented with wood laminate floor covering, bespoke fitted shelving and work stations with inset sinks, radiators, beauty treatment beds and equipment.

OUTSIDE To the side of the property is a parking area which can accommodate three to four cars.

SERVICES We understand that all main services are available to the property. The premises have the benefit of a gas-fired central heating system.

THE BUSINESS

TRADE is that of a **SUPERIOR HAIR AND BEAUTY SALON** which enjoys an enviable trading position in the heart of this picturesque and sought after South Devon coastal village.

The business is **WELL ESTABLISHED** and has been in the **PRESENT OWNERSHIP** for the past nine years. Over the years our client has established an excellent business with a consistent and loyal customer base.

The business is now only **OFFERED FOR SALE** as our client is looking to retire.

The business is **CURRENTLY RUN** by one full-time proprietor together with five staff. These include two hair stylists, two beauty therapists and a nail technician, all of whom are self-employed.

We understand that the **CURRENT OPENING HOURS** are from:

- 9am to 5pm Tuesday, Wednesday and Friday
- 9am to 7pm Thursday
- 9am to 3pm on Saturday
- The salon is closed on Sunday and Monday

The business enjoys an **EXCELLENT YEAR ROUND TRADE** with an enviable reputation for its professional, warm and friendly service.

We understand that the **TURNOVER** for the year ending 05 April 2024 was approximately £78,841, achieving a **NET PROFIT** of approximately £38,512. We understand that turnover and profits have been consistent year on year. Additional trading figures will be made available to serious prospective buyers once they have actually inspected the premises.

We understand that **STOCK** to be taken over at valuation upon completion should amount to approximately £1,000 to £1,500.

TENURE We understand that the premises are held on a 10 year commercial Lease from November 2016 at a current rent of £12,000 per annum, exclusive of rates, subject to rent reviews every third year, with the tenant responsible for full repairing and insuring covenants. We understand that lease is incorporated within the Landlord and Tenant Act and subject to the standard renewal provisions. For fuller details please contact the agents.

BUSINESS RATES For information on the rates applicable to these premises, please visit the Valuation Office Agency website (www.voa.gov.uk).

An excellent opportunity to acquire a highly successful and reputable hair and beauty salon which is presented to a particularly high standard throughout and enjoys a consistent and profitable year round trade. A viewing

appointment is strongly recommended.

Price :: Leasehold : Offers Invited SAV SOLE AGENTS

Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

VIEWING

Our clients require that **all viewings must be arranged by prior appointment through our offices** . Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

PROFESSIONAL SERVICES

We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions**. Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20 (24hr answering service)**.

MORTGAGES

Contact our offices now for all your mortgage requirements. Plymouth (01752) 20 60 20.



