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Broker Details

Broker Name

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Barber Shop and Beauty – PT4898

Reading, Berkshire, England **Brokered By:** Jason

Asking Price: £ 55,000.00 **Sales Revenue:** Undisclosed

Business Information

Business Identifier

Barber Shop and Beauty – PT4898

Reference

154

Looking For

Buyer / Freeholder

Business Start Date

2023-01-01

Financial Year End

N/A

Sector

Service

Industry

Food & Beverage

Business Description

'Saty Hairdressing & Barber Shop'

13 Whitley Street, Reading, Berkshire, RG2 0EG

Trading Hairdressing Salon / Barber Shop / Beauty – Busy Popular Parade

An opportunity to acquire a fully fitted, modern hairdressing and barber shop located on a busy and popular parade with varied local shops in South Reading. The business is well presented throughout and offers immediate trading potential, with clear scope to expand into beauty, nails or aesthetics.

Key Highlights

- Busy and popular parade location
- Circa. 860 sq.ft. / 80 m²
- 3 styling stations & 1 backwash basin
- Fully fitted, modern interior – ready to trade

- Double-fronted shopfront with strong visibility
- Separate beauty / massage room (scope to expand)
- New air-conditioning (heating & cooling)
- Long lease inside the Landlord & Tenant Act 1954
- Accounts available to serious applicants following NDA
- Rent: £15,000 per annum (£1,250 pcm)
- Asking Price: £55,000

Viewings strictly by prior appointment through Lansley Commercial.

Ref: PT.4898

Registered for VAT

No

Franchise

No

Type of Business

Limited Company

UK Country

England

County/City

Reading, Berkshire

Reason for Selling

The owner wishing to reduce day-to-day involvement, as he operates two other businesses and is gradually moving towards retirement.

Owned Business Since

2023-01-02

Rateable Value

£19,250 – Reducing to £15,750 in April 2026 (Small Business Rate relief % available upon application) – please make enquiries with the local council.

EPC

C61 – Valid until 3rd February 2030.

Opening Hours

The salon operates 7 days per week 10am to 7.30pm.

Business Environment

The premises occupy a prominent position on a busy and well-established local parade, surrounded by

Premises Details

The premises benefit from an excellent double-fronted shopfront, providing strong visibility from the parade.

To the rear is a kitchenette, along with CCTV and a cash till system. There is also a separate beauty / massage room at the rear (not currently utilised), offering clear scope to introduce nails, beauty treatments, aesthetics or complementary services, subject to any necessary consents.

Lease Terms

The property is held on a 12-year lease from 3rd October 2022 to 2nd October 2034, at a current rent of £15,000 per annum (£1,250 per calendar month), payable monthly in advance, with three-yearly rent reviews and the lease is inside the Landlord and Tenant Act 1954, providing security of tenure. Rent Deposit (current) – £3,750. A copy of the lease is available upon request. Latest rent review – 3rd October 2025 has not been enacted.

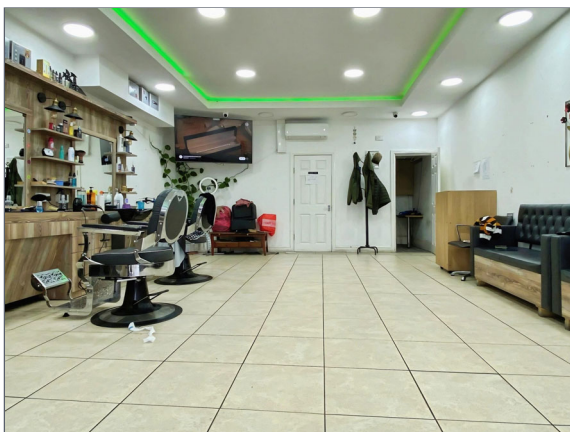
Asking Price (£)

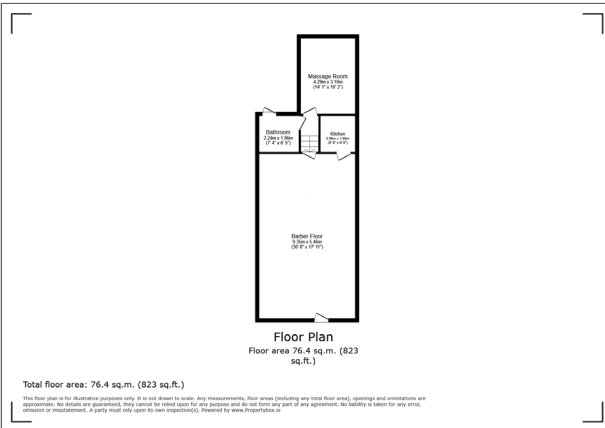
55,000.00

Annual Sales Revenue (£)

Undisclosed

Public Gallery





Disclaimer

Particulars are as supplied by Vendor and verified as far as possible but we cannot accept responsibility for any inaccuracy. Any dimensions quoted are for guidance only. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Unless otherwise stated the terms exclude VAT.