



HAIR BY ANDREW, 92 RIDGEWAY, PLYMPTON, PLYMOUTH, PL7 2AG

REPUTABLE UNISEX HAIR SALON. Prime high street location thriving shopping centre in Plymouth suburb. Attractive property, well maintained and presented with ground floor salon area, WC, first floor barbers shop, staffroom and parking. Popular well established concern. Healthy year round trade. Retirement sale after 50 years. Excellent potential. New flexible lease terms. Viewing essential.

LEASEHOLD BUSINESS TRANSFER: OIRO £15,000 SAV SOLE AGENTS

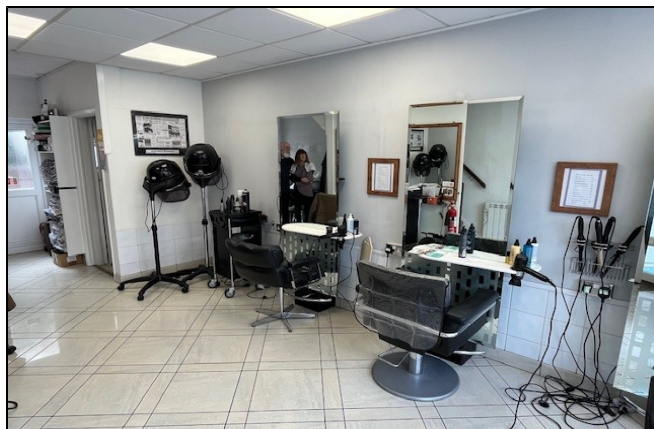
- PRIME HIGH STREET LOCATION
- WELL MAINTAINED AND PRESENTED UNIT
- GROUND FLOOR LADIES HAIR SALON
- SEPARATE FIRST FLOOR BARBER SHOP
- WELL ESTABLISHED, HEALTHY YEAR ROUND TRADE
- RETIREMENT SALE AFTER 50 YEARS
- NEW FLEXIBLE LEASE AVAILABLE

LOCATION:

Plymouth, with a population of over 264,000 is the largest city in the West Country. Largely rebuilt since World War II it is now a thriving industrial and commercial centre and is still one of the Royal Navy's principal base and warship repair dockyards. The city has excellent educational, recreational and entertainment facilities and access to the rest of the country is gained by road via the A38/M5 motorway and by rail. Europe is also accessible by the car/passenger ferry which is operated from its terminal at Millbay Docks.

DESCRIPTION:

This reputable and well established unisex hair salon occupies a prime high street trading position on Ridgeway, a thriving and sought after shopping centre which serves the popular residential suburb of Plympton in Plymouth. There are a full and varied selection of businesses represented nearby including numerous multiple concerns (Wetherspoons, Boots, Superdrug, Iceland etc.) and the shopping centre is also served by 2 large public car parks with free short stay options. In addition, the salon has its own private parking directly to the front of the unit. Consequently, the business enjoys a consistent year round trade.



The premises are terraced and appear to be of traditional construction. They comprise a ground floor ladies' hair salon with five styling positions and a cloakroom, with first floor barber's shop with two cutting positions and staffroom. An early viewing appointment is highly recommended to fully appreciate the location, appeal and undoubted future trading potential of the unit.

SCHEDULE OF ACCOMMODATION:**GROUND FLOOR** [Approx. 25sqm]

HAIR SALON An attractive ladies' hair salon with tiled floor, lighting, electric wall heaters, suspended ceiling, customer seating, five styling positions, two washing positions, fire exit to rear and access through to:-

SEPARATE WC With low level suite and wash-hand basin.

FIRST FLOOR [Approx. 25sqm]

Approached off internal stairs from the ladies' hair salon.

BARBER SHOP A well appointed room with picture windows to front aspect overlooking the Ridgeway, wall mirrors, two cutting positions, customer seating and lighting.

STAFFROOM With cupboard units with stainless steel sink, fluorescent lighting, window to rear aspect and electric wall heater.



OUTSIDE Directly to the front of the property is a private car parking area which provides convenient car parking for approx. 2-3 vehicles. To the rear is a service passageway. The unit is also within comfortable walking distance of a large free (short stay) public car park.

SERVICES We understand that mains water, electricity and drainage are connected to the property.

BUSINESS:

TRADE is that of a **REPUTABLE AND WELL ESTABLISHED UNISEX HAIR SALON** which enjoys an excellent high street trading position in the heart of this thriving shopping centre serving the sought after residential suburb of Plympton in Plymouth.

The business was **ESTABLISHED** by our client in 1972 and during their tenure they have established a highly successful and popular business with a regular and loyal customer base.

It is only now **OFFERED FOR SALE** as our clients are looking to retire.

The business is **CURRENTLY RUN** by one part-time proprietor together with two part-time self-employed staff.



BUSINESS [CONT.] :

We understand that the **CURRENT OPENING HOURS** for the hair salon are from 9am – 5.30pm Monday to Saturday. The barber shop is currently run on a part-time basis by one of the members of staff and opens 3 days a week. This is purely by choice and these opening hours could certainly be extended by new and enthusiastic owners.

The business enjoys an **ENVIABLE REPUTATION** with a consistent and regular year round custom.

We understand that the **WEEKLY TURNOVER** amounts to approximately £1,000. It is felt that under new and enthusiastic ownership there is **EXCELLENT POTENTIAL** to further develop and increase turnover and profits of the business. It should be stressed that current trading levels are tailored to suit our clients current requirements and pending retirement plans. Additional trading figures can 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 is negotiable.

This is an excellent opportunity to acquire a reputable unisex hair salon which enjoys consistent year round trade, yet offers undoubted scope for future development.

TENURE:

We understand that the premises are offered with the benefit a **NEW COMMERCIAL LEASE** at a commencing rental of £15,000 per annum, exclusive of rates, subject to rent reviews every 3rd year, with the tenant responsible for the standard repairing and insuring covenants. For fuller details please contact the agents.

COVENANT STATUS:

A deposit or other security may be required subject to covenant status.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk> which shows that the current rateable value is £7,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

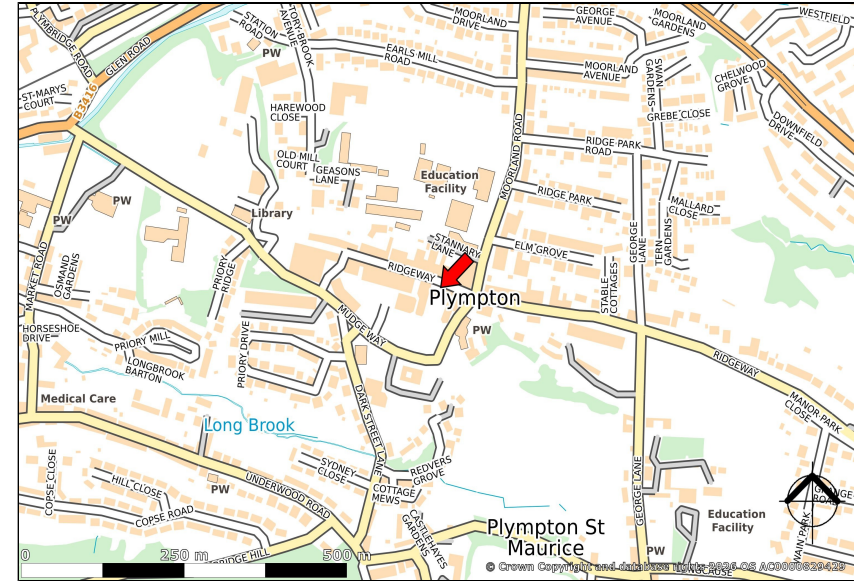
The Energy Performance Rating for this property is : C-57.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers. Please contact:-

Paul Goss or Brian Hasell

Tel: 01752 206020

Email: enquiries@huntleyandpartners.com

AGENTS NOTE: Listers Property Consultants Ltd for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: [b] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Listers Property Consultants Ltd is registered in England and Wales under Registration No.08473324. The Registered Office is 2 Old Bridge Street, Truro, TR1 2AQ. VAT Registration No.159 0357 01.

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