



**Price/premium** £35,000

**Rent** £20,200 Per annum

**Size** 760 Square feet

**Ref** #2925

## Address

**Address:** 240 Yeading Lane

**Postcode:** UB4 9AX

**Town:** Hayes

**Area:** London

## Location

The property is located on Yeading Lane in a popular parade of shops close to other established retailers and businesses including William Hill and Boots. Please see map.

## Description

Business for sale as a "going concern"- Leasehold Guide Price £35,000 to include goodwill, fixtures, fittings and equipment (excluding stock).

The salon is fully fitted and very well presented, having been refurbished last year to include laminate flooring throughout and LED downlighting. The unit also has plenty of natural light. At present there are 10 cutting stations and 3 backwash stations to the rear of the unit. The size of the shop would also lend itself to incorporating beauty as well as hair services. There is a W.C. along with a kitchen/staff area with external rear door. The premises benefit from a built in security system with operational cameras.

The business has been established for 32 years, trading under the same name and the current owners have had ownership for the past 19 years. Accounts show consistent turnover and profits (pre pandemic) and financials can be provided to genuinely interested parties after an initial inspection/meeting.

The premises are situated in a busy parade with on street parking outside for customers.

Discretion required- Please view only by prior appointment through us.

EPC - band G.

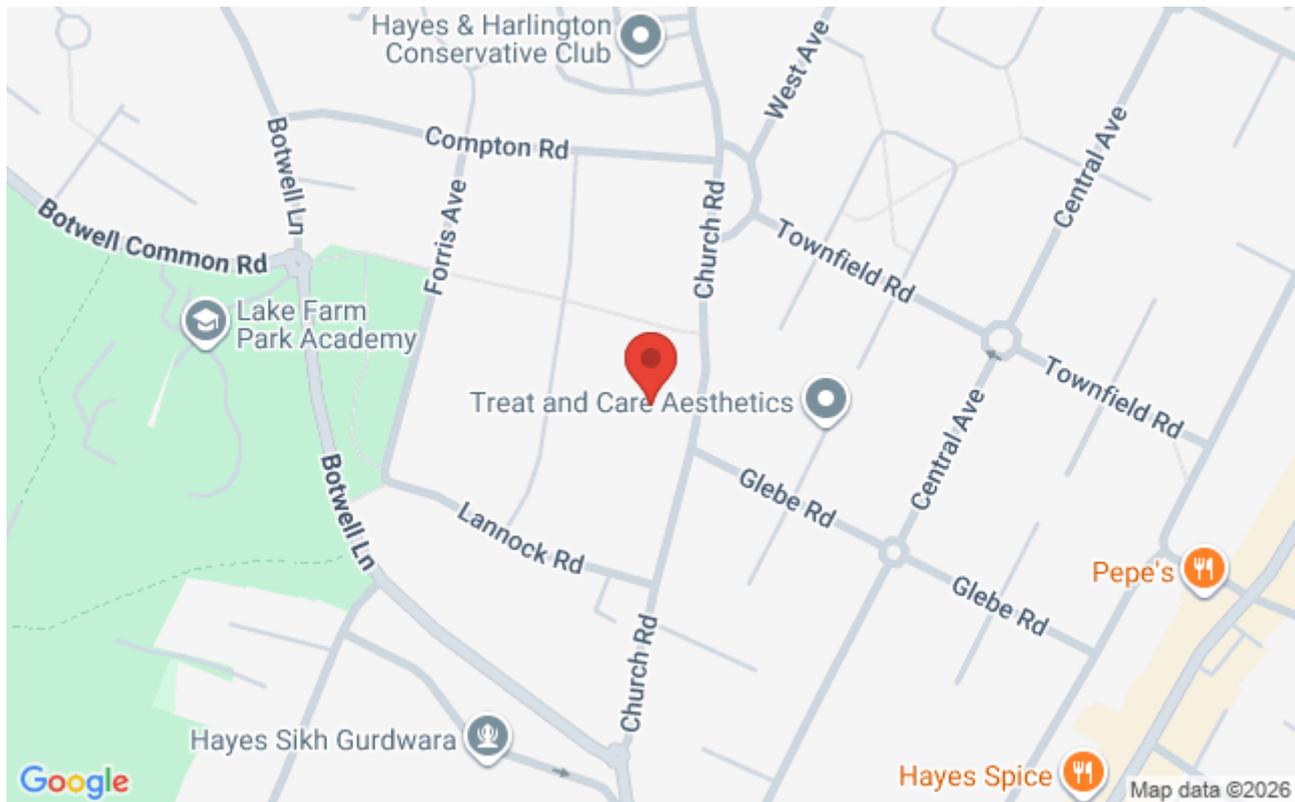
## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£35,000
<b>Rent:</b>	£20,200 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The valuation office website reveals a RV of £17,000, payable at the prevailing rate.
<b>Lease details:</b>	15 year F.R.I. lease from February 2014 with 5 yearly Rent Reviews.
<b>Trading hours:</b>	Monday - Thursday 09.00- 18.00. Friday 09.00- 19.00. Saturday 08.00- 18.00. Sunday closed.
<b>Years established:</b>	32.
<b>Employees:</b>	5 members of part time staff.
<b>Client involvement:</b>	The two owners work in the business.

## Features

- ✓ Business for sale
- ✓ Long established
- ✓ On street parking
- ✓ Viewings by appointment only

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

