



**Price/premium** £55,995

**Rent** £28,500 Per annum

**Size** 1,388 Square feet

**Ref** #3209

## Address

**Address:** 22 High Street

**Postcode:** KT13 8AB

**Town:** Weybridge

**Area:** Surrey

## Location

Affluent town centre with an excellent mix of cafes, restaurants and retailers. On street parking and public car park close by.

## Description

Guide price £55,995 to include lease, goodwill, fixtures, fittings & equipment.

Long established hair salon for sale as a going concern.

The salon is immaculately presented throughout comprising fully equipped main salon area and a two separate beauty rooms to the rear. Both rooms are rented at £400 pcm each to two therapists.

The salon also benefits from three private parking spaces to the rear.

Gross internal area of approximately 1388 sq ft. The main salon area is fully equipped with salon chairs, mirrors, basins etc and measures approximately 996 sq ft to include the reception area. The store room, WC and kitchenette to the rear measure approximately 233 sq ft, and the two treatment rooms measure approximately 75 sq ft and 85 sq ft.

EPC Rating C

Early viewings recommended.

## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£55,995
<b>Rent:</b>	£28,500 Per annum
<b>Rent details:</b>	Rent remains at £28,500 p.a until 28th September 2025. New 10 year lease from 29th September 2025 Year 1 & 2 £30,000 p.aa Year 3 & 4 £35,000 p.a. Year 5 £40,000 p.a.
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a RV of £39,250, payable at the prevailing rate.
<b>Lease details:</b>	Existing FRI lease with 5 years remaining.
<b>Trading hours:</b>	Thursday- 09:00 - 18:00 Friday- 09:00 - 18:00 Saturday- 09:00 - 17:30 Sunday- Closed Monday- Closed Tuesday- 09:00 - 18:00 Wednesday- 09:00 - 20:00
<b>Employees:</b>	4 full time 2 assistants

## Features

- ✓ Air Conditioning
- ✓ Allocated parking
- ✓ Beautifully presented throughout
- ✓ High footfall
- ✓ High street location
- ✓ Turnkey opportunity

## 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.



