



Rent £1,200 Per month

Size 700 Square feet

Ref #3323

Address

Town: Molesey

Area: Surrey

Location

Located in a sought-after town, this property benefits from a vibrant local community with a charming selection of shops, cafés, and amenities. Just a short distance away is historic Hampton Court, offering even more dining and shopping options, as well as convenient access to central London via the TFL Zone 6 railway line to London Waterloo.

Description

Guide Price: £30,000- (To include lease, goodwill, fixtures, fittings & equipment.)

An excellent opportunity to acquire a well-established hair salon that has been trading successfully for 15 years. Offered for sale as a going concern, the business benefits from a strong local reputation, a loyal client base, and consistent performance over the years.

The salon is immaculately presented throughout and occupies a prime position on a busy high street, benefiting from excellent visibility and footfall. The premises include stylish, well-maintained interiors and come fully equipped with high-quality fixtures, fittings, and professional salon equipment- ready for immediate operation.

There is allocated parking to the rear of the property, and a public car park located directly opposite provides further convenience for customers.

This is a genuine turnkey opportunity, ideal for an experienced stylist looking to run their own business.

General Information

Tenure:	Leasehold
Rent:	£1,200 Per month
Legal fees:	Not specified
Rateable value:	The valuation office website reveals a RV of £11,500, payable at the prevailing rate. Full business rates relief should apply subject to the usual criteria.
Lease details:	The current lease has expired and is drafted inside the Landlord and Tenant Act 1954. We understand that a new lease can be granted directly from the landlord.
Years established:	15
Client involvement:	The current owner works full time.

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 £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.