



## Friends Hair Salon

28 Hartburn Terrace, Seaton Delaval NE25 0AY

- Ladies Hair Salon
- Prominent Main Road Position
- Unit Suitable for a Variety of Other Uses
- Genuine Retirement Sale
- 999 Year Lease
- Ground Floor 45.6 sq. m. (490 sq. ft.)
- Turnover £32,709 per annum
- On Street Parking
- Established 2000
- Investment Opportunity

**Offers Over: £75,000 (Long Leasehold)**

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## Location

The business is located on Hartburn Terrace a main route through the village of Seaton Delaval, close to local amenities including shops, schools and doctors surgery.

## The Business

Friends hair salon was first established in 2000 from a unit close by and then settling in its current location in 2014, it is therefore very well-known and enjoys many long standing and repeat customers. The salon is ladies only and offers a range of services, it is a genuine sale with our client looking to retire. The unit is well presented consisting 5 spacious cutting stations with mirrors, 2 backwash, 3 Rem static dryers and 1 Ceriotti equator 3000 mobile hood.

## The Premises

A ground floor unit within a two-storey mid terrace property with pitched slate roof. The unit being 45.59 sq. m. (490 sq. ft.) consists fully equipped open plan salon, backwash area, kitchen and staff W.C facilities.

## Floor Area

Area	Sq. m.	Sq. ft.
Salon	21.99	236.69
Backwash Area	16.11	173.40
Kitchen	5.63	60.60
W.C	1.86	20.02
<b>Total</b>	<b>45.59</b>	<b>490.72</b>

## Opening Hours

Monday	Closed
Tuesday	9:00am – 5:00pm
Wednesday	Closed
Thursday	9:00am – 5:00pm
Friday	10:00am – 5:00pm
Saturday	9:00am – 2:00pm
Sunday	Closed

## Turnover

£32,709 from 1<sup>st</sup> April 2022 to 31<sup>st</sup> March 2023.

## Staff

The business is solely run by the vendor.

## Tenure

999 year lease from 23<sup>rd</sup> April 2014

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2024 Rating List entry is Rateable Value £3,700

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## Price

£75,000 Offers over

## Viewing

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## Important Notice

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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

**Ref I046 (Version 2)**

**Prepared 10<sup>th</sup> July 2024**



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