



Koba & Co

11 Percy Street, Newcastle upon Tyne, NE1 4PW

- Traditional Barber Shop
- 3 Cutting Stations & Backwash
- Prime City Centre Location
- Floor Area 53.67 sq. m. (577.69 sq. ft.)
- Turnover circa £65,000 per annum
- Excellent Footfall
- Genuine Reason for Sale
- Rent £20,125 per annum

Price: £45,000 Leasehold

BUSINESS FOR SALE

Location

The unit is situated on the corner of Leazes Park Road and Percy Street in the heart of Newcastle City Centre, it therefore benefits from excellent passing trade. Surrounding businesses include Tesco Express, Pure Gym and Next.

The Business

Koba & Co is a barbering and male grooming business located in the heart of Newcastle City Centre. The business has an excellent reputation with many repeat clients as well as enjoying excellent passing trade. This is a genuine sale with our client moving overseas.

The unit is fitted to a good standard and includes open plan retail area with 3 cutting stations, back wash, reception desk and customer seating area. There is also a treatment room, kitchen and W.C to the rear of the unit.

Area	Sq. m.	Sq. ft.
Ground floor retail	34.9	375.66
Office/Kitchen/W/C	18.77	202.03
Net Internal	53.67	577.69

Tenure

Leasehold – 5 year lease in place that is rolling over, the landlord will grant a new lease subject to terms and conditions.

Turnover

We have verbally been informed the business is turning over circa £65,000 per annum.

Price

£45,000 Leasehold

Rent

£20,125 per annum

Deposit

£5000

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £15,500

Staff

The business is run full time by the owner with the assistance of 3 members of staff.

Opening Hours

Monday	10.00am – 6.00pm
Tuesday – Friday	09.00am – 8.00pm
Saturday	9.00am – 5.00pm
Sunday	Closed

Important Notice

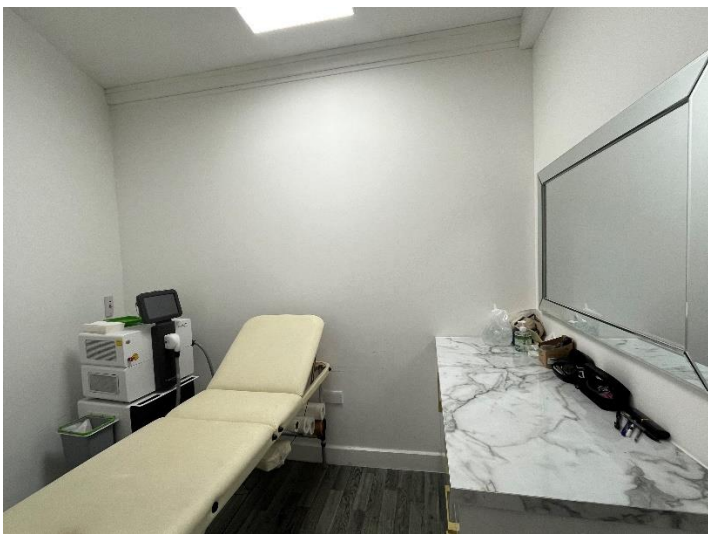
1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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 I137 (Version 1)

Prepared 21/11/2024



BUSINESS FOR SALE



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R574



RICS

The mark of
property professionalism worldwide

BUSINESS FOR SALE



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R574



RICS

The mark of
property professionalism worldwide