



## Strand Hair Stylists

172 Benton Road, Benton, Newcastle upon Tyne NE7 7UH

- Long Established Hair Salon
- 6 Cutting Stations / 2 Back Washes
- Excellent Reputation
- Same Ownership Since 1985
- Excellent Passing Trade
- 10 Year Lease from 1<sup>st</sup> April 2017
- Floor Area 36.27 sq. m. (390.4 sq. ft.)
- Ample on Street Parking
- Genuine Retirement Sale
- Rent £8,100 per annum

**Price: £20,000 plus stock at valuation**

# BUSINESS FOR SALE

## Location

The business is located on Benton Road within a long shopping parade, it benefits from very high footfall and passing trade. There is free on street parking across the street and easy access to main routes into Newcastle and towards the coast and the coast road. It also benefits from a high level of trade from the nearby Ministry.

## The Premises

The business is located on the ground floor on an end terrace two storey property within a small shopping parade. The floor area is 36.27 sq. m. (390.4 sq. ft.) consisting open plan salon with customer waiting area/reception, small store and kitchen/ W.C facilities.

## Description

Our client took ownership of the salon in 1985 in which time she has built up an excellent reputation with many long standing and repeat clients, the business is now being offered to the market due to retirement. The salon offers a range of services including cuts, colours and blow dries. The unit is fitted to a good standard, with high quality fixtures and fittings throughout including 6 spacious cutting stations and 2 back washes.

## Turnover

On request

## Viewing

Please contact a member of RMS staff for further information.

## Staff

The business is run by a mother daughter team.

## Opening Times

Monday	Closed
Tuesday	Closed
Wednesday	10:00am – 5:00pm
Thursday	10:00am – 5:00pm
Friday	9:00am – 6:00pm
Saturday	9:00am – 4:00pm
Sunday	Closed

## Tenure

Leasehold – 10 year lease from 1<sup>st</sup> April 2017 and ending on 31<sup>st</sup> March 2027.

## Price

£20,000 plus stock at valuation

## Rent

£8,100 per annum

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2024 Rating List entry is Rateable Value £ TBC

## 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 I080 (Version 1)**

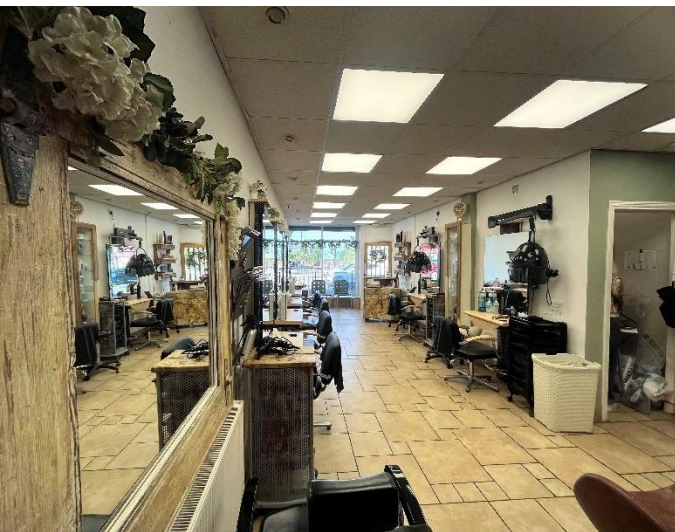
**Prepared 05<sup>th</sup> September 2024**



**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

# 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