

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE1977



North East Commercial
Property & Business Agents

BEAUTICIANS
t/a "Beauty 2000"

13 Farringdon Road, Cullercoats,
North Tyneside NE30 3ER



Sales Particulars

- Established business with 20+ years history.
- Turnover circa £50,000 per annum.
- Located within a busy parade.
- Scope to incorporate other services.
- 2x treatment rooms plus reception.
- Ideal opportunity for a couple or partnership.
- Price reduced for quick sale.
- LEASEHOLD £25,000 including all equipment.

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

0191 487 8566

www.northeastcommercial.co.uk

Location

The business is located within a busy parade on Farringdon Road close to the junction with Broadway. There is free parking on the street and access to the parade is straightforward with good road links and there are also bus stops and a Metro station nearby.

Cullercoats is an extremely popular suburb of North Tyneside and is located between Whitley Bay and Tynemouth.

Business

This business was established by our client in 2000 and trades as a traditional beauty salon offering a wide range of non-surgical and beauty treatments. The salon has an excellent reputation with a loyal customer base and welcoming friendly environment. The business is on the market as our client wishes to reduce her work commitments.

The premises are currently configured to provide a small waiting and reception area to the front which incorporates two nail bar stations with the rest of the main area being taken up with two treatment rooms. To the rear of the unit there is a kitchen and W.C. and, overall, the premises are in good order.

This business is well supported with a high number of local customers, most of whom have supported the salon for many years. There are strong levels of captive trade generated by the nearby housing estates and the free street parking benefits the clients from further afield.

There is scope for a new full-time owner to incorporate additional treatments and extend the opening hours by way of evening appointments and Sunday opening.

This is an excellent opportunity to get started in the beauty industry.

Trading Hours

| | |
|-----------------|-------------------|
| Monday - Friday | 9.00am - 6.00pm |
| Saturday | 10.00am – 3.00 pm |
| Sunday | Closed |

Premises

Comprise a self-contained ground floor lock up unit;

Reception / Waiting Area

Treatment Room 1

Treatment Room 2

Kitchen and W.C

Staff

The business is operated by the owner with 1 experienced member of staff working 3 days per week

EPC

Rating D.

Rates

The premises are assessed as follows:
Rateable Value £4,400 (2023 list)
Rates free incentives subject to status.

Tenure

The premises are available on a new lease for a term to be agreed. The rent will be £7,200 per annum and the new tenant will be responsible for the landlord's legal costs in the lease preparation.

Money Laundering Regulations:

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income

Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property