

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

OUR REF: NE2016

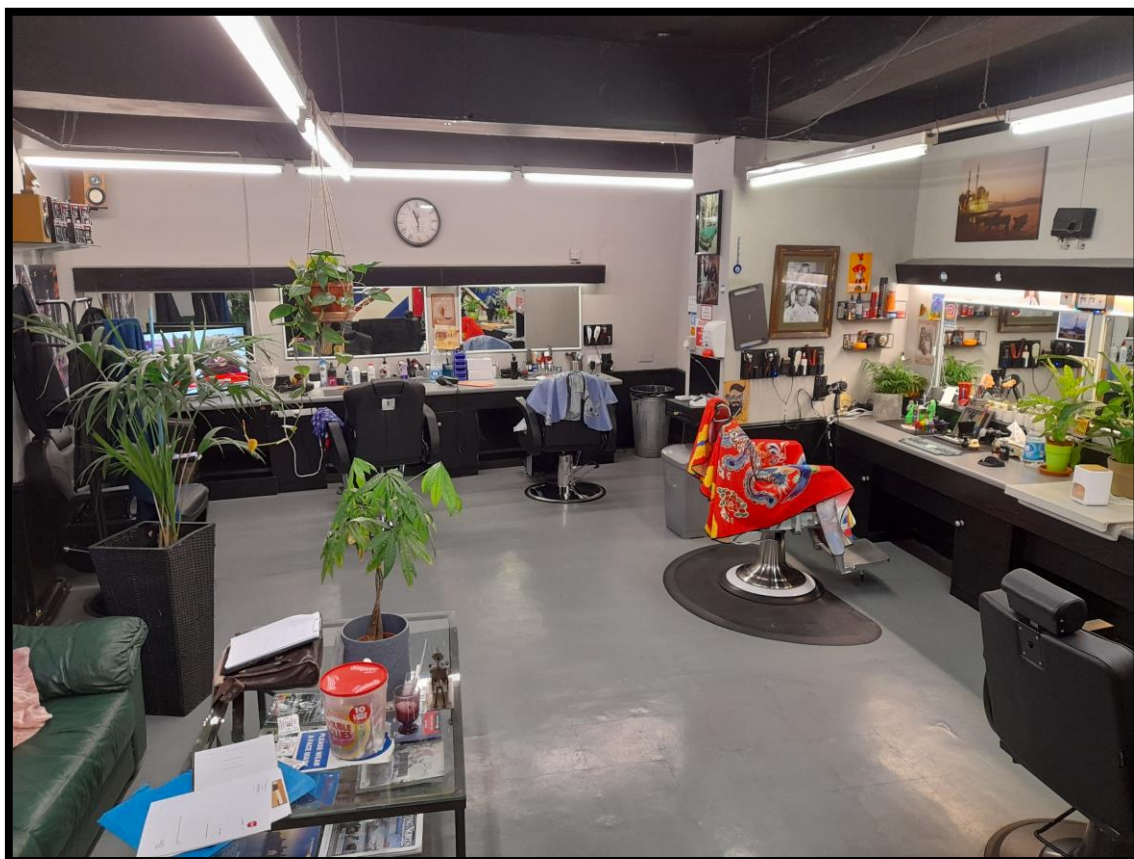


North East Commercial
Property & Business Agents

GENTS HAIRDRESSING

t/a "Harker's Gents Hairdressing"

2 Morden Street,
Newcastle upon Tyne NE1 7RQ



- Trading for over 40 years.
- Turnover circa £80,000 per annum.
- City centre location near shops & offices.
- Scope to incorporate more chairs.
- High levels of captive trade.
- Genuine reason for sale.
- LEASEHOLD PRICE £40,000 to include all fixtures.

0191 487 8566

www.northeastcommercial.co.uk

Location

This business opportunity is located in the City Centre at the junction of Morden Street with Percy Street. The barber shop is located within a mixed - use block that comprises both retail and residential accommodation.

Nearby occupiers are varied and comprise a range of independents and multiples and there is also parking nearby.

Business

This is a long-established business which has been trading for almost 45 years within the City and under the current ownership for the last 24 years. The shop is on the market as our client is looking to semi retire.

The premises are configured to provide a waiting area together with 4 cutting chairs and staff facilities. The central location provides strong levels of captive trade and over the last 4 decades the business has built up a loyal customer base. Potential passing trade can be generated from the nearby car parks and Haymarket bus station lies on the opposite side of Percy Street.

This business provides scope from either an owner operator perspective or potentially as a managed opportunity which could deliver an income via the renting out of chairs.

Viewing is recommended to appreciate the central location and to understand how the floor area could be utilised to incorporate more stations.

Premises

Comprise a self-contained lower ground floor retail unit forming part of a larger building.

Ground Floor

Barber Shop is circa 430 sq.ft. (40 sq.m.) with waiting area, 4 cutting stations and fully fitted and equipped.

Staff Area

W.C.

Fixtures & Fittings

A full inventory would be made available prior to an exchange of contracts.



Staff

The business is operated by our client with the help of 3 part time members of staff.

Trading Hours

Monday - Saturday	9.00am - 5.00pm
Sunday	closed

Rates

The premises are assessed as follows:
Rateable Value £8,800
Rates free incentives subject to status.

Tenure

We are verbally informed that the premises are held on a 10 year lease from 2016 with a current passing rent of £13,000 per annum plus VAT.

EPC

Rating C.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser/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