

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE1527 / RF



North East Commercial
Property & Business Agents

NAIL & BEAUTY BOUTIQUE

t/a "The Ivory Room"

52 Eastbourne Gardens,
Whitley Bay, NE26 3LX



- Turnover circa £70,000 per annum.
- Busy secondary shopping location.
- Scope to extend the treatments available.
- Benefitting from free on-street parking.
- Attractive, well fitted salon premises.
- Ideal for a couple or partnership.
- LEASEHOLD - £16,000 plus stock at valuation.

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

0191 487 8566

www.northeastcommercial.co.uk

Location

The premises are located at the junction of Eastbourne Gardens and Ilfracombe Gardens which is a busy secondary shopping area forming part of a densely populated residential district to the north of the town centre.

Whitley Bay is an attractive seaside town circa 8 miles due east of Newcastle upon Tyne and is enjoying some significant investment in the local infrastructure. The town has excellent transport links with the Coast Road and the Metro rail service making Newcastle easily accessible.

Business

This is now a well-established business which was opened by our client in 2016. It is well fitted and equipped providing a spacious salon with up to 8 nail bar stations together with a separate treatment room and reception area with customer seating. The salon offers a traditional range of services and treatments which include body waxing, pedicures, skincare, body tanning and eye treatments.

The business has a strong Facebook and social media following with high feedback scores and a strong levels of repeat business. There is a fully optimised website included in the sale and viewing is recommended to appreciate the location, fit and finish.

Premises

Comprise a self-contained ground floor lock up unit with return frontage onto a busy road.

Ground Floor extends to 768 sq.ft. (71.3 sq.m.)

Main Salon with 8 x nail bars, reception, 4 x pedicure areas, display cabinets, sink units, sterilisation cabinet, roller shutters and alarm system. Incorporates;

Beauty Room

Spray Tan Area

Kitchen / Utility Area plumbed for washing machine.

W.C.

EPC

Rating C – a copy of the document would be available on request.

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



Staff

The business is operated by our client with the help of 1 full time member of staff plus self-employed staff who rent rooms and space.

Trading Hours

Sunday & Monday	closed
Wednesday	9.30am – 6.00pm
Thursday	9.30am – 8.00pm
Friday	9.30am – 6.00pm
Saturday	9.00am – 4.30pm

Rates

The premises are assessed as follows:
Rateable Value £8,100 (2017 list).
Rates free incentives subject to status.

Tenure

We are verbally informed that the premises are held on a 5 year lease from 2016. The current passing rent is £8,716.32 per annum and we understand that a new lease may be available.

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.