



**Price/premium** £26,000

**Rent** £25,000 Per annum

**Size** 670 Square feet

**Ref** #2725

## Address

**Address:** 27 Queens Road

**Postcode:** KT13 9UG

**Town:** Weybridge

**Area:** Surrey

## Location

Good trading location on the favoured Queens Rd. The street comprises a good mix of established retailers, salons, cafes and restaurants. There is street parking outside and a public car park close by.

## Description

Long established hair and beauty salon for sale as a going concern. Guide price £26,000 to include lease, goodwill, fixtures, fittings & equipment. Immaculately presented throughout comprising fully equipped main salon area and a separate beauty treatment room. Benefits from two private parking spaces to the rear. On street parking and public car park close by.

Gross internal area of approximately 670 sq ft. The main salon area is fully equipped with salon chairs, mirrors, basins etc and measures approximately 530 sq ft to include the reception area. The separate treatment room measures approximately 86 sq ft and there is a kitchenette of approximately 30 sq ft, plus a single W.C.

## General Information

|                            |   |
|----------------------------|---|
| <b>Tenure:</b>             | Leasehold   |
| <b>Price/premium:</b>      | £26,000   |
| <b>Rent:</b>               | £25,000 Per annum   |
| <b>Legal fees:</b>         | Both parties to be borne by the ingoing tenant/purchaser                                    |
| <b>Rateable value:</b>     | The valuation office website reveals a RV of £13,750 (payable at the prevailing rate.)      |
| <b>Lease details:</b>      | Existing FRI lease with approximately two years remaining.                                  |
| <b>Trading hours:</b>      | Tuesday, Wednesday, Friday and Saturday 9-5 pm Thursday 9-8 pm Monday 9-4 pm Sunday closed. |
| <b>Years established:</b>  | 10 years.   |
| <b>Employees:</b>          | 1 full time and 1 part time   |
| <b>Client involvement:</b> | Full- time.   |

## Features

- ✓ Demised parking
- ✓ Favoured location
- ✓ Lease assignment
- ✓ Air Conditioning
- ✓ Turnkey opportunity

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.





