

DM HALL

Business Sale

**Modern
Hairdressing Salon**

**136 Neilston Road
Paisley
PA2 6QH**



Property Details

- Fantastic opportunity to acquire a busy, attractive and long-established hairdressing salon
- Prominent trading position with high volumes of passing traffic.
- Passing rent £12,000 per annum plus VAT
- Fully fitted salon with over 12 years of goodwill.
- Offers in the region of £20,000 are being sought for the goodwill, fixtures and fittings.

LOCATION

The subjects occupy a prominent position on the western side of Neilston Road, just south of the junction with Braids Road, approximately one mile to the south of Paisley Town Centre.

Neilston Road comprises a vibrant mix of residential properties, interspersed with both local and national retailers and other commercial activities.

The business has an excellent roadside frontage being situated within a modern unit which forms part of a very busy Morrisons branded petrol filling station. Directly opposite is an Aldi superstore which is another major draw to the area.

DESCRIPTION

Comprising a modern fully fitted hair salon with 12 chairs and 5 backwashes, the property provides a bright and welcoming environment which benefits from ample natural daylight from the large glazed windows on the north, east and south elevations.



Property Details

Laid out to provide two treatment rooms, three nail stations and staff facilities, the salon provides flexible accommodation to cater for all treatments with good opportunity to expand the current offering.

The property is well presented and would allow someone to walk in and begin trading immediately.

PROPERTY DETAILS

ACCOMMODATION & FLOOR AREAS

The gross internal area of the property extends to approximately 189.00 sq. m. (2,034 sq ft)

SERVICES

The property benefits from mains supply of gas, electricity and water.

TENURE

The property is currently occupied by way of a lease which is structured on full repairing and insuring terms with approximately five years unexpired and an option to extend. The passing rent is £12,000 per annum plus VAT.

The lease will be assigned to the purchaser upon completion of a sale.

A copy of the head lease will be made available to seriously interested parties once a viewing has been undertaken.

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON DOMESTIC RATES

The subjects have a Rateable Value of £10,500 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.



Property Details

THE BUSINESS

BUSINESS OVERVIEW

The business has been trading successfully from the property since 2002 and has built an enviable reputation over this time with strong, established, repeat custom forming the bedrock of what is arguably one of the finest salons in the area. There are currently 11 employees who will be transferred as part of any sale of the business.

This is an excellent opportunity in a prominent location ideally suited for anyone looking to expand an existing portfolio or for those looking to enter into the exciting, and potentially lucrative, profession with minimal capital expenditure required.

TRADING FIGURES

Full accounts information will be made available to interested parties, following a formal viewing.

OTHER MATTERS

PROPOSAL

Our client seeks offers in the region of £20,000 for the goodwill, fixtures and fittings.

Stock will be sold through separate negotiations.

DM Hall Commercial Department
17 Corstophine Road, Edinburgh,
EH12 6DD

0131 624 6130

DM HALL



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RICS

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

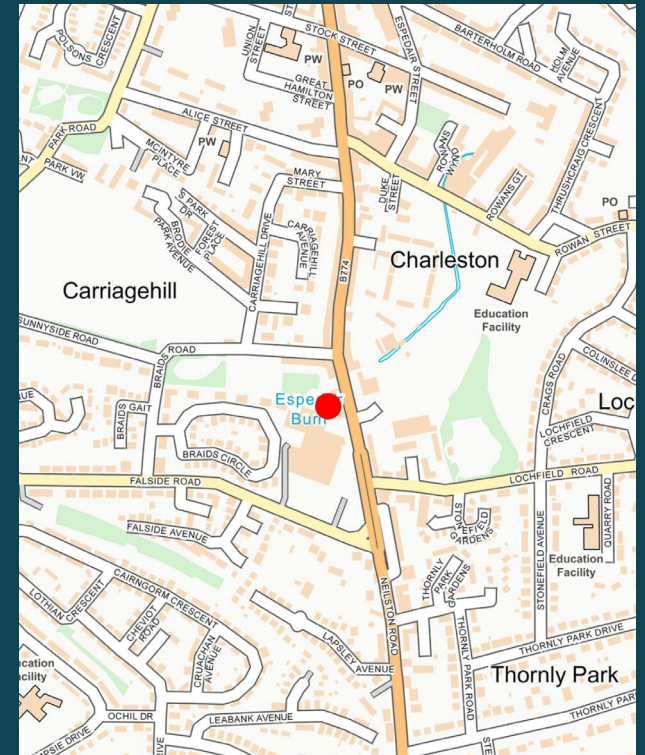
VAT is charged on the property.

VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents.

ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

DM HALL

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