

OASIS BEAUTY SALON,
6A OLD MARKET PLACE,
ALTRINCHAM WA14 4NP



BUSINESS FOR SALE

£20,000

Including fixtures, fittings and goodwill

WELL ESTABLISHED BEAUTY SALON FOR SALE ALONG WITH NEW LEASE TERMS TO BE AGREED. IDEALLY SITUATED IN ALTRINCHAM TOWN CENTRE, THE WELL PRESENTED GROUND FLOOR UNIT PROVIDES A LARGE OPEN PLAN SALON WITH THREE INDIVIDUAL TREATMENT ROOMS, PLUS KITCHEN & WC FACILITIES. PROVIDING APPROXIMATELY 67.6 SQ.M (728 SQ.FT.) WITH A RENT PAYABLE OF £18,000 P.A

RETAIL AREA (6.55m x 4.78m)

With 5 full height cathedral style windows. Split level floor with raised area in front of windows. False ceiling with inset spot lights. Numerous power points. Frosted glass partitioned windows and doors leading through to

TREATMENT ROOM ONE (1.85m x 3.3m)

Two full height cathedral style window with fitted roller blind. False ceiling with inset spot lights. Power Points. Vinyl flooring.

TREATMENT ROOM TWO (2.69m x 1.88m)

Full height cathedral style window with fitted roller blind. False ceiling with inset spot lights. Power points. Vinyl flooring.

TREATMENT ROOM THREE (3.75m x 2.44m)

False ceiling with inset spot lights. Radiator cover. Power points. Vinyl flooring.

TREATMENT ROOM FOUR (5.29m x 1.69m)

Full height cathedral style window with fitted roller blind. False ceiling with inset spot lights. Power points. Vinyl flooring.

KITCHEN (1.73m x 1m)

'L' shaped kitchen. Stainless steel sink set into run of white worktop with matching wall units above and base units below. Tiled splash back. False ceiling with own lighters. Gas & Electric meters.

WC (1.72m x 1m)

WC with sink set onto vanity unit with storage below. Vinyl flooring. Towel rail. False ceiling with inset down lighters.

BUSINESS RATES

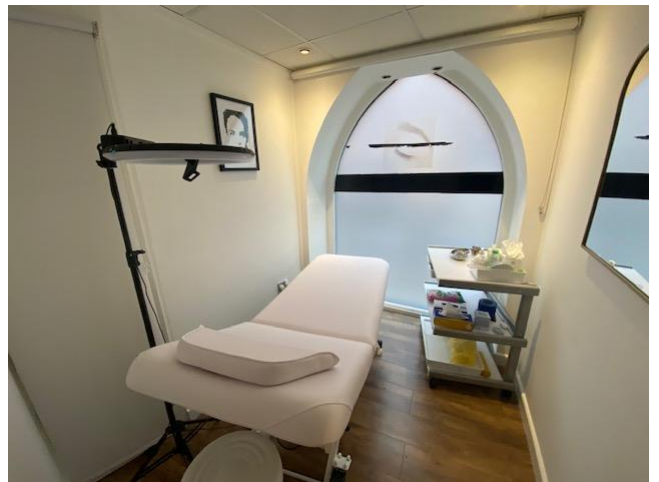
The property is currently listed on the Valuation Office website as having a rateable value of £9,200 p.a. The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority.

TURNOVER – ON AVERAGE £1,350 PER WEEK**FIXTURES & FITTINGS – FULL LIST PROVIDED UPON REQUEST****LEASE TERMS – New lease terms to be agreed.****VIEWING**

Strictly by appointment through the sole marketing agent, Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be made available to interested parties.



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.