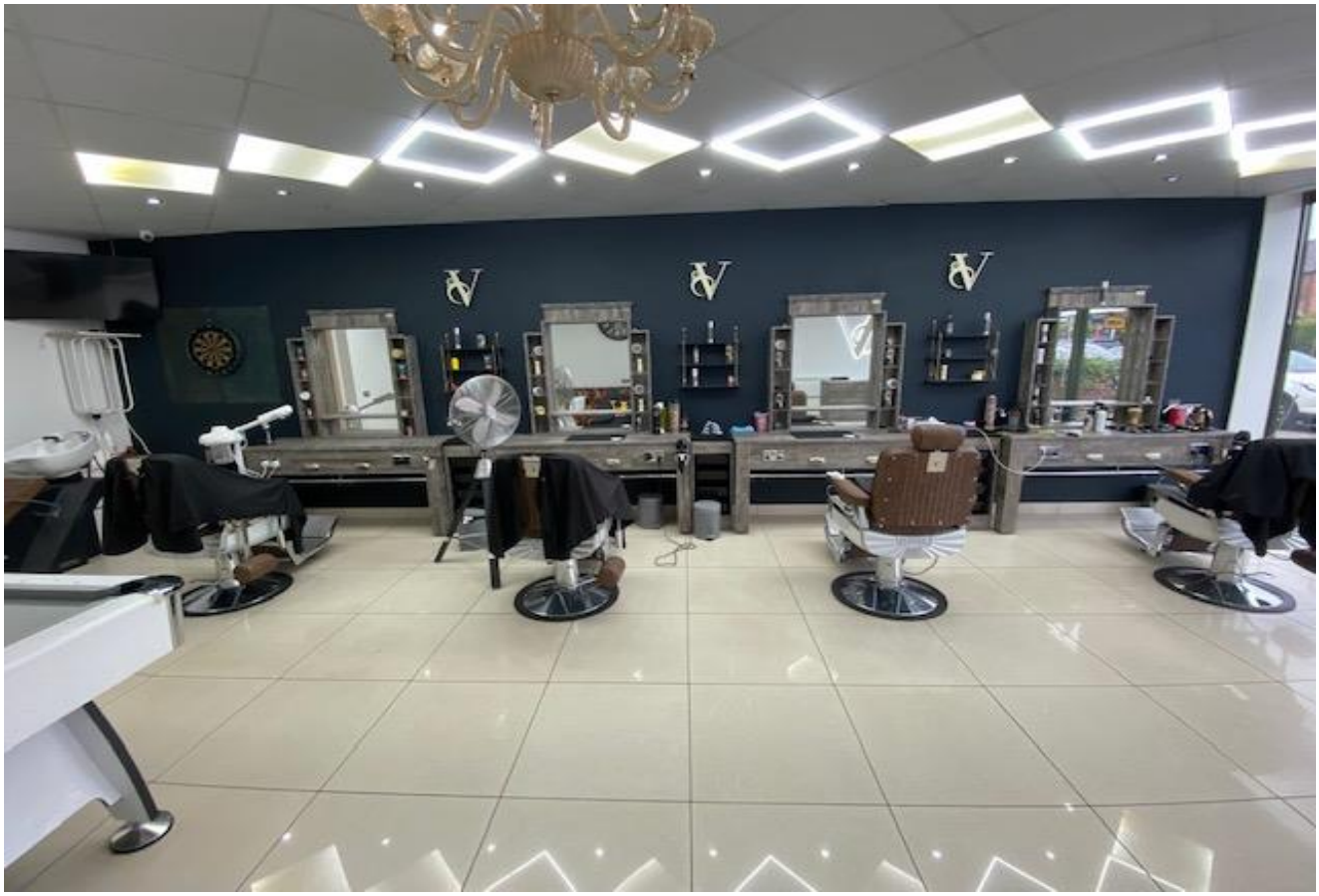
LE VOGUE BARBER, UNIT 1, YORK HOUSE, VICARAGE LANE, BOWDON WA14 3BA



BUSINESS FOR SALE
£15,000

Including fixtures, fittings and goodwill

WELL ESTABLISHED BARBERS FOR SALE.
PRIME LOCATION IN BOWDON VILLAGE & DIRECTLY NEXT TO THE CO-OPERATIVE STORE.
GROUND FLOOR FITTED BARBER SHOP PLUS THREE INDIVIDUAL TREATMENT OR STOREROOMS, KITCHEN & WC.
OFFERING APPROXIMATELY 82.45 SQ.M (887.98 SQ.FT.).
PLUS 3 CAR PARKING SPACES. RENT PAYABLE £19,200 P.A.

ENTRANCE

Entered through a glazed aluminium entrance door with full height display windows to each side providing a frontage of approximately **5.8m**. Leading through to

MAIN RETAIL AREA (9.3m x 5.8m)

Fitted salon with four workstations, back wash, seating/waiting area or space for additional workstations. Tiled floor, range of lighting, CCTV system and cameras. Perimeter power points. Door leading through to

REAR STOREROOM (2.1m x 1.6m)

Storeroom with perimeter power points. Ceiling light. Door leading through to

KITCHEN (2.2m x 1.6m)

Stainless steel sink set onto worktop with cupboards below and matching wall units above. Breakfast bar with shelving. Perimeter power points. Ceiling light.

CLOAKROOM & WC

Cloakroom with wash hand basin set onto vanity unit. Fully tiled walls and tiled floor. Door leading to a separate WC.

ROOM 1 (3.1m x 2.7m)

With access to the fire escape. Electric meter. Perimeter power points. Ceiling light.

ROOM 2 (3.3m x 2.9m)

Tiled floor. Perimeter power points. Ceiling lights. Electric heater.

OUTSIDE

3 Car parking spaces to the front of the property.

LEASE TERMS – To be agreed.

FIXTURES AND FITTINGS LIST - (Full list available upon request)

HOURS OF BUSINESS

Monday to Saturday 9:00am to 6:00pm

Sunday - 10:00am to 4:00pm

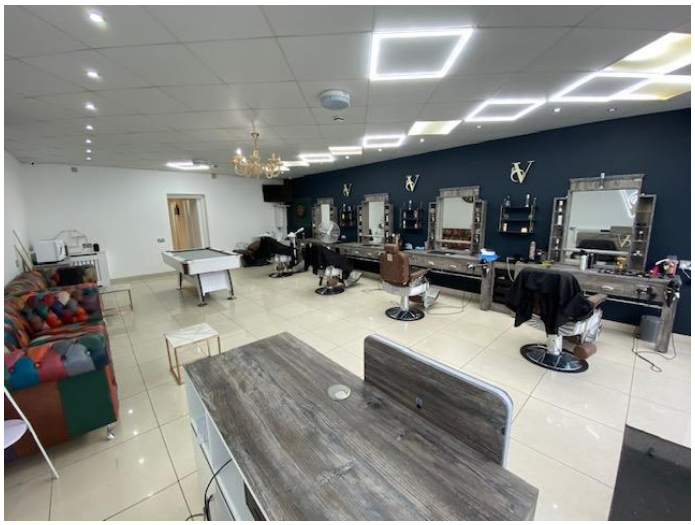
TURNOVER - £1,000 per week

BUSINESS RATES

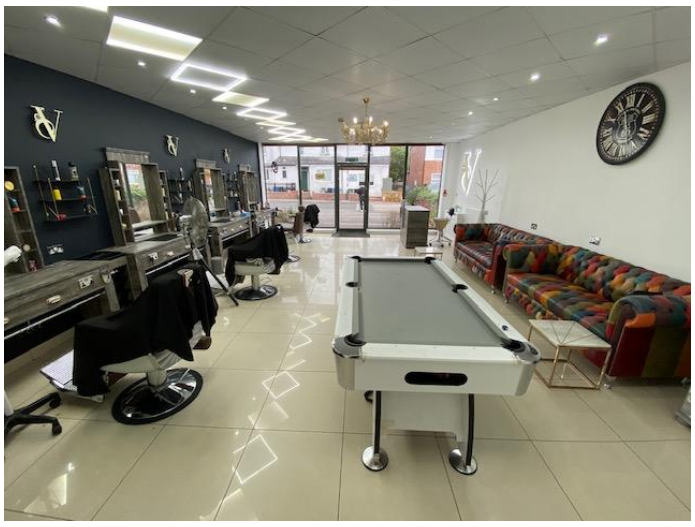
The property is currently listed on the Valuation Office website as having a rateable value of **£17,000 p.a.** from 1st April 2026

VIEWING

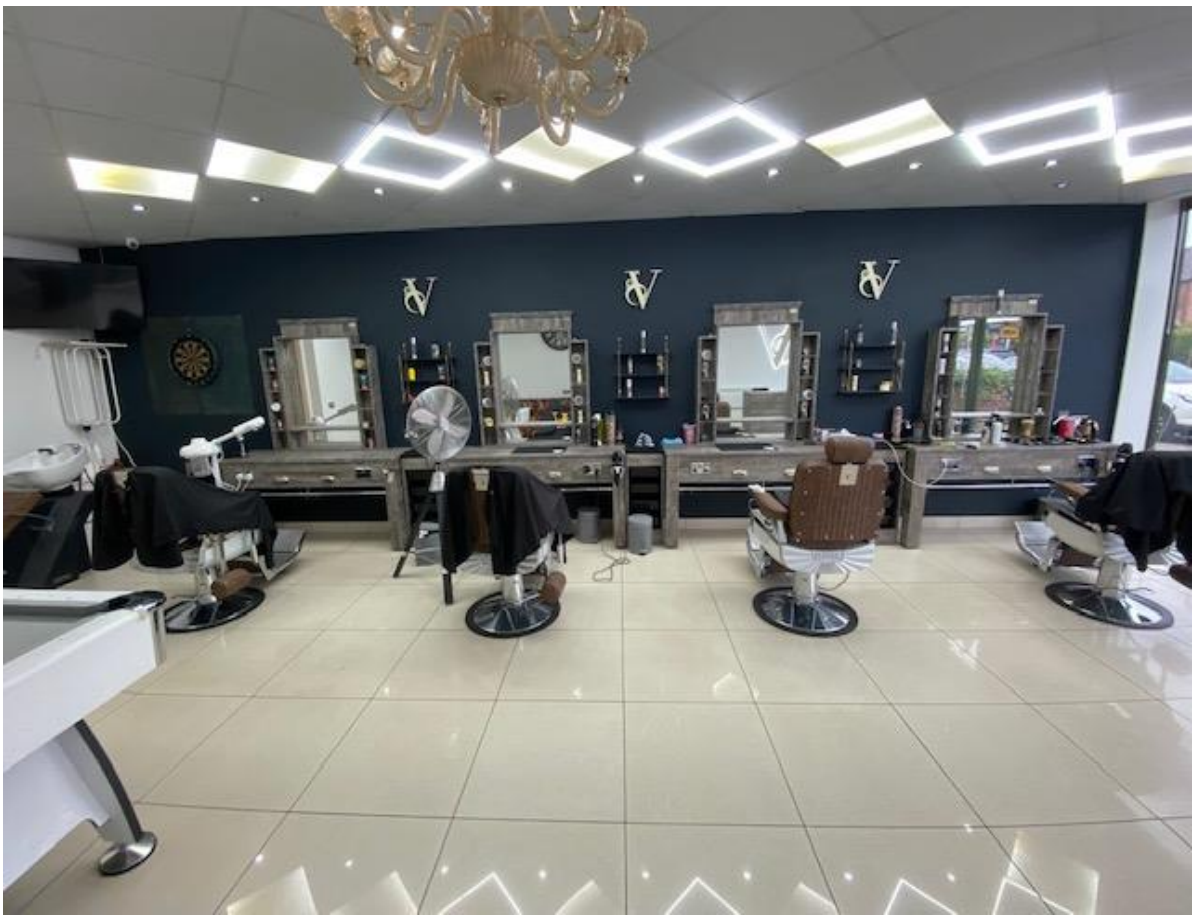
Strictly by appointment through the sole marketing agents, Thomas Willmax on 0161 905 3555

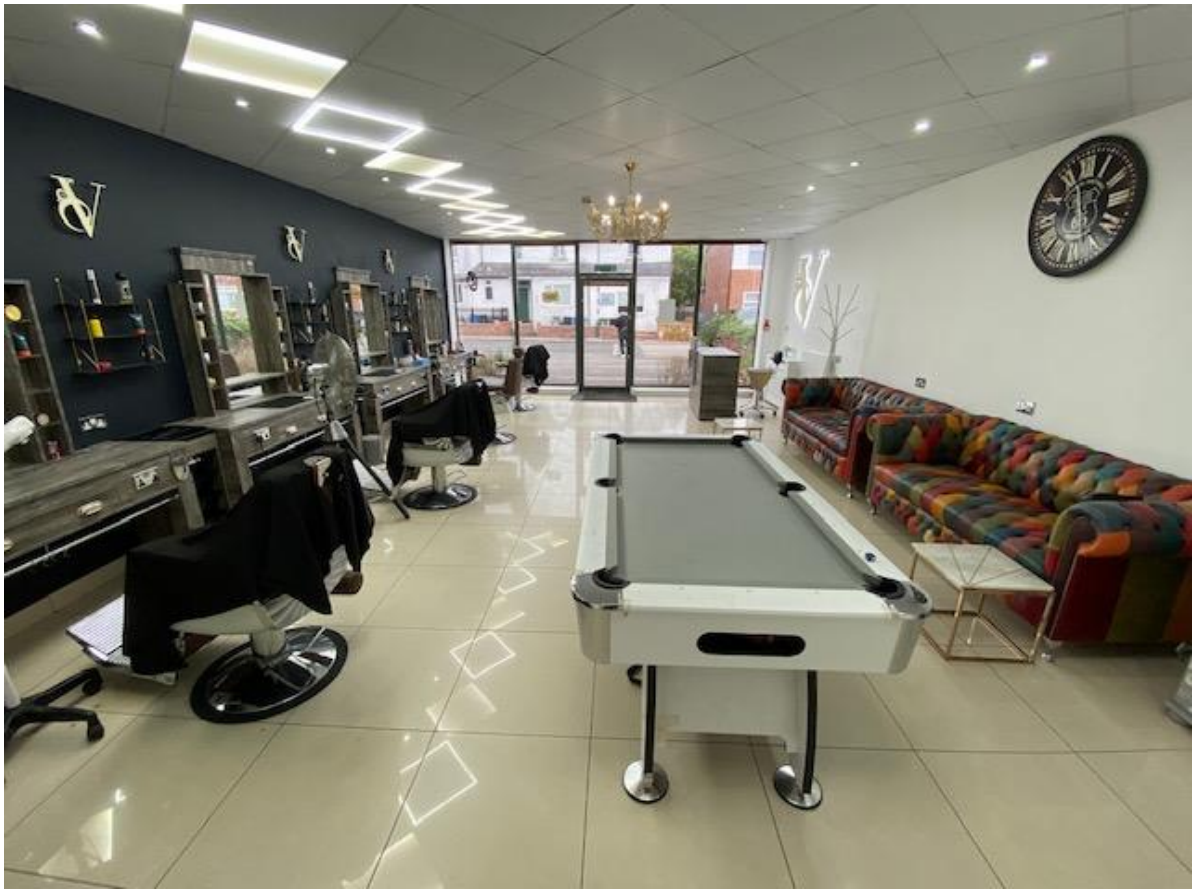












THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH

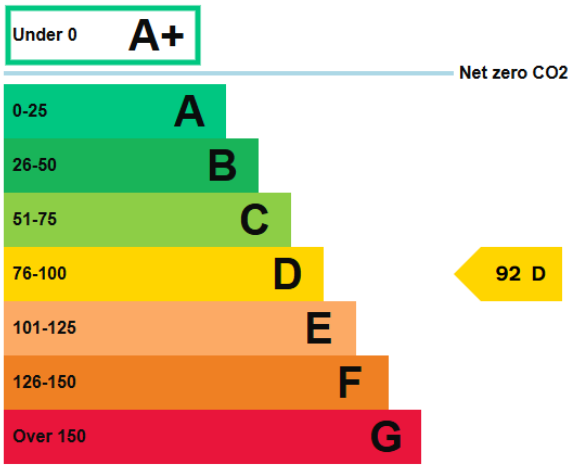
TEL: **0161 905 3555**
FAX: **0161 905 3999**

info@**thomaswillmax.co.uk**
www.**thomaswillmax.co.uk**



Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

EPC

The full EPC can be provided 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.

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