



Russell Robin Hair Studio, 30 River Street Truro TR1 2SJ

A wonderful opportunity to acquire one of Truro's longest established Hair Dressing salons. The business is being offered as a going concern to include a comprehensive inventory of equipment and an extensive Customer base.

- ESTABLISHED UNISEX HAIRDRESSING BUSINESS
- CITY CENTRE LOCATION
- IDEAL FIRST BUSINESS
- LOW ANNUAL RENT
- FULLY EQUIPPED PREMISES
- CURRENTLY TRADING ON RESTRICTED HOURS
- HUGE GROWTH POTENTIAL
- GENUINE RETIREMENT SALE
- EPC E118

Guide price £24,950 Leasehold



LOCATION

Russell Robin Hair Studio is centrally located on River Street within the City of Truro. Truro is widely acknowledged as the administrative and commercial centre of the County with a wide range of National and Niche retailers and is home to a number of the Counties largest employers. The subject premises are close to a number of shoppers car parks and is just yards from a drop off point on the Park and Ride which serves the City thus making it ideal for a business of this nature.



THE BUSINESS

Our clients family established the business in Truro nearly 40 years ago with the business now being overseen by the second generation of the family with the assistance of minimal part time staffing. Our clients have decided in recent years to significantly reduce the trading hours of the Business with the salon currently trading just three days a week (Thursday-Saturday) this has in part been to allow a greater work/life balance along with ensuring that they continue to trade below the current VAT limit.



As such, it is felt there is tremendous scope for new operators to very rapidly grow the turnover of the business. Through extending the trading hours and offering further complimentary Beauty treatments.

ACCOMMODATION

The premises are situated on the First Floor of the Building and extend to circa 1000 sqft with the main salon area comprising 6 hair styling stations, 4 hair washing stations, a customer seating area and reception desk.. To the rear of

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the salon is the Colour Room with sink and storage, a small office/store, a staff room/ kitchenette and ladies and Gents toilets.

TENURE

The business is being offered for sale by way of an assignment of the existing lease which has approximately 3 years remaining at a current passing rental of £7,700 per annum. We are advised that the Landlord may, subject to agreeing the precise terms be amenable to offering a new longer lease to the new owners.

GENERAL INFORMATION

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band E.(118)

INVENTORY

An Inventory of all loose chattels and equipment, free of any lease/lien, to be included within the sale will be supplied by Miller Commercial prior to exchange of Contracts.

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>

STOCK

To be taken at valuation.

VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable.

CONTACT INFORMATION

For further information or an appointment to view please contact either:-

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Graham Timmins on 01872 247019 or via email gt@miller-commercial.co.uk

VIEWING: Strictly by prior appointment through Miller Commercial.