

Miller Commercial



Chartered Surveyors and Business Property Specialists



The Village Salon, Polgooth, St Austell PL26 7BP

- ESTABLISHED SALON IN VILLAGE LOCATION
- REMAINDER OF CURRENT LEASE
- CONSISTENT TURNOVER WITH SCOPE TO INCREASE
- GENUINE REASON FOR SALE

£25,000 Leasehold



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SUMMARY

A wonderful opportunity to acquire an established Hair Salon in a popular village. Genuine reason for sale with an existing lease in place. Contact Jonny Bright on jb@miller-commercial.co.uk or 01872 247022 for further information.

LOCATION

Polgooth is an attractive former mining village close to the south coast. It has a village pub, shop, nearby school and is close to the town of St Austell with large supermarkets, fuel stations and shops.

PROPERTY

A detached single storey building convened c.40 years ago with a later extension c.12 years ago presented in very good order internally and externally. Comprising of c. 25.5 Sqm (274 sq ft)

BUSINESS

Established for c.40 years in our client's tenure for 7. A popular hair salon for men, women and children. Now being sold due to other commitments. Trading all year with some closure over Christmas. Opening hours 9 - 5 Tuesday, Wednesday and Friday, 9 - 7 Thursday, 9 - 1 Saturday, owner client with 2 members of staff on various hours. Principle product brands include NXT, Goldwell, Moroccanoil, Olaplex. In terms of the trade, the business shows a consistent level of turnover. For the most recent year ending April 2020 showed sales of £56,136, with a GP level of 93% and an ANP of c.£24,000 (after making a wage adjustment and with wages of £16,700). Further accounting information available.

Genuine sale of this well equipped and presented salon in popular village location.

THE ACCOMMODATION COMPRISES (all areas and dimensions are approximate)

The Salon : 7.10m x 3.59m, with two windows to the front and door, two windows to the side, inset spotlights. A well equipped and presented salon with five Styling Units, two Washing Basins, one Nail Bar, one Climazone, and one Hood Dryer. Reception desk.

Through to:

Kitchen : 1.69 x 1.79m, stainless steel drainer unit, base and wall units, door to side access.

Staff WC

Preparation room : 3.08m x 1.80m (average, irregular shape)

OUTSIDE

Two car parking spaces to the front with side alleyway allowing access to side of property and space for bins etc.

GENERAL INFORMATION**TENURE**

Remainder of 12 year Lease commenced 6th November 2014, expiring on 5th November 2026, with a current passing rental of £6,980, with a Rent Review in November 2023 to market value, on Full repairing and Insuring Terms, with Permitted Use Hair Salon.

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

We are advised by the clients the property has:-

Mains : Water and Drainage

Electricity : Single Phase Supply

ENERGY PERFORMANCE CERTIFICATE

Exempt.

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> which shows that the current rateable value is £5,200 at April 2017. As this is below the current threshold no rates are payable.

STOCK

To be taken at valuation (cost price) on Completion and agreed between Seller and Buyer.

**VALUE ADDED TAX**

We are advised the property is not registered for VAT.

FINANCE

If you require advice regarding the Financing of a Business, at no initial cost, please contact us on the numbers below.

CONTACT INFORMATION

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

Jonny Bright on 01872 247022 or via email jb@miller-commercial.co.uk or

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

VIEWING: Strictly by prior appointment through Miller Commercial.

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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