GIGI VI BEAUTY, 78 CHAPEL STREET, DEVONPORT, PLYMOUTH, PL1 4DU

SUPERIOR BEAUTY SALON enviable main road site in popular residential and commercial area of Plymouth. Modern lock-up premises, professionally designed and superbly fitted and presented throughout. Charming main salon including designated hair and make-up area, 2 luxury jet spa pedicure stations and 2 nail stations. 3 separate treatment rooms including luxury head spa. Disabled WC, kitchen/utility and parking. Disabled access to salon. Turnover approx. £80,000 per annum. Reputable well established concern. Great opportunity. Secure lease, rent £1,050pcm. Viewing essential. Offers in the region of £26,000 SAV SOLE AGENTS.

- **SUPERIOR BEAUTY SALON IN MAIN ROAD LOCATION**
- **POPULAR RESIDENTIAL/COMMERCIAL AREA**
- **SUPERBLY FITTED AND EQUIPPED**
- **MAIN SALON PLUS 3X TREATMENT ROOMS**
- **STAFF WC, KITCHEN & UTILITY**
- **TURNOVER APPROX. £80,000 PER ANNUM**
- **REPUTABLE AND WELL ESTABLISHED CONCERN**
- **SECURE LEASE**

LEASEHOLD BUSINESS TRANSFER OIRO £26,000 SAV SOLE AGENTS

LOCATION: Plymouth, with a population of over 264,000 is the largest city in the West Country. Largely rebuilt since World War II it is now a thriving industrial and commercial centre and is still one of the Royal Navy's principal base and warship repair dockyards. The city has excellent educational, recreational and entertainment facilities and access to the rest of the country is gained by road via the A38/M5 motorway and by rail. Europe is also accessible by the car/passenger ferry which is operated from its terminal at Millbay Docks.

DESCRIPTION: This superb beauty and wellness studio is in an enviable main road trading position in the heart of this popular and sought after residential and commercial area of Plymouth. The area itself has seen a multi-million-pound redevelopment in recent years with new housing and commercial developments enhancing its popularity. Consequently, the business has benefitted from a consistent and loyal year-round customer base.

The premises are lock-up and located in a small parade of purpose-built retail units with residential accommodation above. The property has been completed renovated and refurbished by our client and is presented to a particularly high standard throughout with luxury beauty and wellness salon, 3 private treatment rooms incorporating a dedicated Japanese head spa, 2 luxury jet spa pedicure positions, 2 nail stations and a designated hair and make-up area. An early viewing appointment is highly recommended to fully appreciate the quality, appeal and undoubted future trading potential of this highly reputable beauty and wellness salon.

SCHEDULE OF ACCOMMODATION:

GROUND FLOOR [Approx. 70sqm total]

MAIN SALON AREA Stunning salon area, well-appointed with disabled access, professionally designed and fitted throughout with reception counter, suspended ceiling with integrated lighting, quality wood floor, designated hair and make-up area, 2 luxury jet spa pedicure stations and 2 nail stations.

TREATMENT ROOM 1 With designated Japanese luxury head spa featuring specialist equipment and integrated wash facilities, quality bespoke fitted cupboard units with work surfaces, themed lighting, quality wood floor and modern electric panel wall heater.

TREATMENT ROOM 2 With quality wooden floor, lighting, modern electric panel heater, treatment bed, modern bespoke fitted cupboard units with work surfaces and sink unit.

TREATMENT ROOM 3 With quality wooden floor, lighting, modern electric panel heater, treatment bed, modern bespoke fitted cupboard units with work surfaces and sink unit

KITCHENETTE/STAFFROOM With cupboard units, sink unit and worktops, wall-mounted boiler providing hot water.

UNISEX/DISABLED TOILET With low level WC and wash-hand basin.

OUTSIDE To the front of the salon there is a ramp providing disabled access. To the rear is a designated car parking space.

SERVICES: We understand that mains water, electricity and drainage are connected to the property. The premises are protected by a burglar alarm system.

BUSINESS: **TRADE** is that of a **SUPERIOR BEAUTY AND WELLNESS SALON** which enjoys an enviable main road trading position in the heart of this popular residential and commercial area of Plymouth. The business was **ESTABLISHED** by our client in 2021 and is only now **OFFERED FOR SALE** purely for personal reasons.

The unit was empty when our client took the property and it has been **COMPLETELY RENOVATED AND REFURBISHED THROUGHOUT** to provide a stunning salon offering a variety of luxury treatment facilities. This **AWARD-WINNING SALON** is **WELL ESTABLISHED** and enjoys an enviable reputation providing an extensive range of treatments for clients including head spa, facials, nails, massage, waxing, pampering experiences etc.

The business is **CURRENTLY RUN** by one proprietor together with 3 self-employed staff. We understand that the **CURRENT OPENING HOURS** are Tuesday to Saturday from 9.30am to 5.00pm, extended to 7.00pm on a Thursday and closing at 4.00pm on Saturday.

Since opening the business our client has established a successful and popular concern with a **CONSISTENT AND LOYAL CUSTOMER BASE.**

We understand that the **ANNUAL TURNOVER** is approximately £80,000 which our client feels could be increased significantly with the further development of aesthetics, hair, and other beauty treatments. Additional trading figures can be made available to serious prospective buyers once they have inspected the premises.

Our client is now looking to pursue a vocation in education, and it is felt that the salon offers **EXCELLENT POTENTIAL** for a new purchaser to develop and expand on the existing client base to further develop a **PREMIUM BEAUTY, HAIR AND WELLNESS DESTINATION.**

We understand that **STOCK** to be taken over at valuation upon completion is negotiable.

TENURE / LEASE TERMS: We understand that the premises are held on a 6 year commercial Lease from 2021 at a current rent of £1,050 per calendar month, exclusive of rates, subject to rent reviews every 3rd year, with the tenant responsible for the standard repairing and insuring covenants. We understand that the lease is incorporated in the Landlord & Tenant Act and subject to the standard renewal provisions therein. For fuller details, please contact the agents.

SERVICE CHARGE: There is a service charge of approx. £600 per quarter.

COVENANT STATUS: A deposit or other security may be required subject to covenant status.

VAT:
All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:
Each party to bear their own costs in regards to this transaction.

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 £12,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is : TBA.

ANTI-MONEY LAUNDERING REGULATIONS:
A successful tenant/buyer will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING AND CONTACT INFORMATION:
Strictly through Huntley & Partners. Please contact :-

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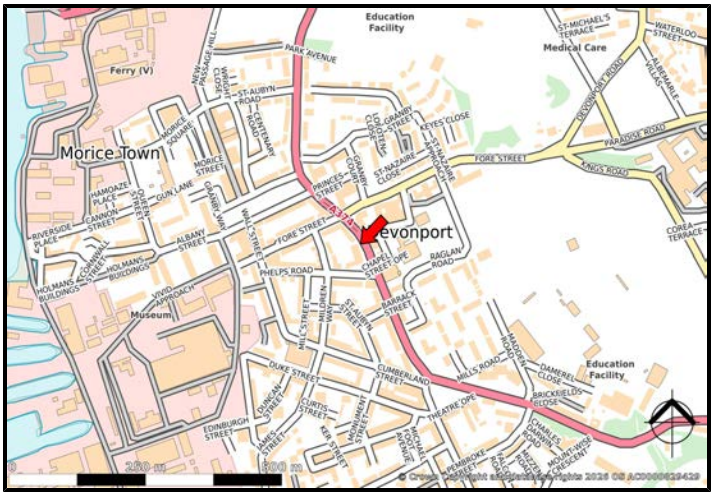

AGENTS NOTE: Huntley & Partners and Listers Property Consultants Ltd for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error 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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