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**Well Established Hair Salon Business
For Sale Due To Retirement
CHAPLINS HAIR & BEAUTY
HIGH STREET, BURWASH TN19 7EY**



LOCATION

Situated in the historic and delightful village of Burwash within a conservation area, being the only hair salon currently in the village, and located on the north side of the High Street. The public car park entrance by the Bear Inn pub is some 100m to the east. Other businesses in the vicinity include Burwash Village Stores as well as Burwash Village Hall. Heathfield is some 6.6 miles to the west, Tunbridge Wells 13.2 miles to the north and Robertsbridge 5.1 miles to the east.

ACCOMMODATION

The premises comprise a single storey building with large windows fronting onto the High Street with a lower ground floor/basement accessible at the rear and arranged as follows:

Main salon Divided into 2 sections.

Front section

Depth 22' (6.7m)

Width 19' (5.8m)

418 sq ft (38.8 sq m)

Central reception desk, 8 cutting stations, timber effect vinyl flooring, strip lighting, air handling unit providing heating & cooling.



Archway to:

Rear area

Max. depth 15' (4.6m)

Max. width 18'9" (5.7m)

Net area 186 sq ft (17.3 sq m)

continued

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Velux-style skylight, 2 backwash stations + storage for salon products.

Within the overall rear area is:

Cloakroom with low level w.c. + vanity hand basin unit.

Staffroom/laundry room **56 sq ft (5.2 sq m)**
Stainless steel sink unit, cupboards, fridge, washing machine + tumble dryer.

At the rear is a spiral staircase leading down to:

Lower ground floor/basement

Lobby **8'6" x 5' (3.4m x 1.5m)** **43 sq ft (4.0 sq m)**
Door to outside. Access to:

Treatment room 1

Max. dimensions 11' x 8'6" (3.4m x 2.6m) **92 sq ft (8.5 sq m)**

Timber effect vinyl flooring, air conditioning unit + vanity hand basin.



Treatment room 2

Max. dimensions 10' x 8'6" (3.0m x 2.6m) **84 sq ft (7.8 sq m)**

Timber effect vinyl flooring, air conditioning unit + vanity hand basin.

Cloakroom with low level w.c., vanity hand basin + extractor fan.

Outside To the rear of the property is a small courtyard with a gate giving access across the neighbouring property to the High Street.

BUSINESS

The business has traded successfully for over 30 years and currently employs 2 part time stylists in addition to the Owner. Most recent accounts show an annual turnover in excess of £110,000 and these will be available to seriously interested parties. The property is extremely well fitted throughout benefitting from air conditioning + trade fixtures & fittings.

N.b. Treatment room 1 is currently let 4/5 times per week to a beautician at a daily rate of £25 and Treatment room 2 to a podiatrist also at a daily rate of £25 per day.

TERMS

New 5 year lease on a normal full repairing and insuring basis. A longer term may be considered.

continued



Accred. No. A6545



Membership No. T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

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- RENT** £14,500 per annum exclusive of rates.
- RATES** Local Authority: Rother SBR (23/24): 49.9p
Rateable value : £9,100
- N.b.** Eligible businesses occupying a property with a rateable value of less than £15,000 may be entitled to small business rate relief with properties having a rateable value of £12,000 or less paying no rates. Further details may be found at www.gov.uk/apply-for-business-rate-relief.
- PRICE** £45,000 is being sought for the business to include goodwill, fixtures & fittings + stock at valuation.
- VAT** Under the Finance Act 1989 VAT may be chargeable on the rental/price. It is recommended that a prospective tenant/purchaser should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.
- SERVICES** The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.
- EPC** The Vendor has been advised that an energy performance certificate is required.
- VIEWING** Strictly by prior appointment with agents, **Lawson Commercial**.

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