



# TAYLOR SON & CREBER

CONSULTANT SURVEYORS



## HEADLINE HAIR 370 WOLSELEY ROAD PLYMOUTH PL2 2EB

**£24,950 (Leasehold)**

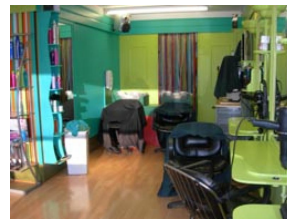
A well presented unisex hair salon having been in the same ownership for over 20 years and now available as owner wishes to semi retire and reduce his number of salons.

Established over 20 years ago this salon has always been run under management and has always proved to be profitable and offers the hands on owner manager the opportunity to benefit from the years of goodwill.

At present only hairdressing is offered on site with a visiting self employed nail technician therefore we are of the opinion that there is the scope to add further services to the existing to boost the business.

Ref No. TSC 1151

HEADLINE HAIR  
370 WOLSELEY ROAD  
Plymouth  
PL2 2EB



Tel: **01752 20 20 35**  
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Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys.

Messrs Taylor Son & Creber for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Messrs Taylor Son & Creber has any authority to make or give any representation or warranty whatever in relation to this property.

  
Regulated by RICS

## Description and Location

A compact and well fitted unisex salon amidst this densely populated residential area of Plymouth.

The vendor has operated this salon along with several others in the city for over 20years and has sold all other units except the city centre branch and now is selling this unit as it is his wish to semi retire abroad. As the vendor will be retaining the city centre Headline unit the successful purchaser will be required to change the trading name from Headline.

The premises are located if traveling from the city, on the northern side of Wolseley road just before the Weston Mill junction.

## Business

We understand that the business currently turns over about £800 per week excluding any nail income. Full details of trading accounts will be available for genuine applicants following a formal viewing.

## Staff

The business is currently run by a fulltime manager and a fulltime junior stylist.

## Accommodation

Single fronted shop unit

Main salon 4.38m x 7.39m + 2.42m x 3m total area 42.63 m<sup>2</sup> [459 sq ft] Rear staff/stock area 2.84 x 1.07m - 3.03m<sup>2</sup> [32.7sq ft] WC with plumbed in washing machine

Door to rear yard with shared washing line.

## Tenure

Leasehold. 12 years from July 2002 subject to 3 yearly rent reviews. There is a tenant only break in July 2011

## Price

Offers invited on £24,950 for the lease goodwill fixtures and fittings plus SAV

## EPC

For details of the energy performance certificate for this property please contact the agents

## RATES

2010 Rateable value £2,200 [NB. Small business relief may apply]

## VAT

All prices and rents quoted are exclusive of VAT where chargeable.

Viewing Strictly by prior appointment with the sole selling agents Taylor Son & Creber 01752 202035