

FOR SALE

**TEMPLETON
ROBINSON**
COMMERCIAL

CHARTERED VALUATION SURVEYORS

Goodwill / Fixtures / Fittings and Lease

Avenue One Beauticians, Riverside Shopping Mall, Mill Street, Gilford BT63 6HQ



This is a superb opportunity for an energetic entrepreneur to take over this busy, established salon. This salon has been successfully run by the same owner for the past 15 years and is now only available due to a change in family commitments.

The unit is located in the Riverside Mall, a busy centre which includes: The Linen Rooms Café / Restaurant, a Day Nursery and a Podiatrist. The Mall is served by a large public car park.

As can be seen from the photographs, the unit is spacious and is fitted throughout to a high standard. The unit comprises some 1,200 sq.ft. and includes: Reception / Waiting Area; Nail Bar; Fitted Kitchen; 4 No Treatment Rooms; Tanning Room; Make-up Area.

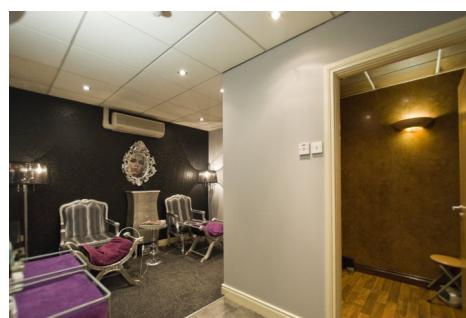
Full air-conditioning is installed. A new lease is offered by the Landlord.

PRICE: Offers in the region of £37,500

VAT Will be applicable to the Fixtures & Fittings element of the purchase price

SIZE Salon 1,200 sq.ft.

RENT £8,000 per annum. VAT is not applicable.



54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747

E-MAIL: dee@trcommercial.co.uk

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RATES	NAV £8,850.00 Rates payable 2017 / 2018 £4,504.38
LEASE	A new lease of 9 years with rent review at 3 yearly intervals. Tenant responsible for internal repair and shopfront together with payment of proportionate cost of buildings insurance, cleaning/painting of mall as required.
BUSINESS	Present turnover is in the region of £100,000 with potential for expansion. The business has a database of some 2,000 clients and 3,500 followers on Facebook. Accounts available to genuinely interested parties by application to Agent by their Accountants/Solicitor.
FIXTURES & FITTINGS	As per inventory provided.
EPC	C-55
VIEWING	Strictly by appointment with Sole Agent 028 9042 4747



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

55

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient



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