



Commercial Property
Specialists

Surveyors & Planners
Regulated by RICS

Established 1976

OADBY

2 BROOKSBY DRIVE

LE2 5AA

LOCATION

Located on the corner of Brooksby Drive and The Parade and so highly visible to users of the main Oadby town centre car park.

ACCOMMODATION

The lock up shop comprises a ground and first floor salon, fully equipped to support 13 styling stations, 3 back-washes, and 2 banks of two dryer stations. Current staffing level is 4 senior and 2 part-time stylists.
Ground Floor - 367 sq ft
First Floor - 255 sq ft

The current owner is wishing to retire, this long established business is available as a going concern. It currently produces a profit of around £32k after staff and other costs are deducted. The successful purchaser will benefit from an established and substantial turnover and the prospects for taking the business forward must be good.

Offers invited for a quick sale, for the business as a going concern.

A copy of the most recent accounts is available to serious enquirers.

Established Hairdressing Business For Sale

TENURE

The purchaser will be required to take a lease for a minimum of 10 years on full repairing and insuring terms at a commencing rental of £7,500 per annum with a provision for rent review after the 5th year.

RATES

Rateable Value: £5,100
Rates Payable: £2,208.30 pa
(through verbal enquires of Oadby & Wigston B.C. May be subject to SBR if applicable please make your own enquiries).

LEGAL COSTS

The new purchaser to be responsible for the landlord's legal costs and stamp duty if applicable, up to a maximum of £1000.

VAT

Is applicable to rent, premium and legal costs as quoted.

VIEWING

Strictly through landlords agents, please contact 01572 822791 for further information.

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