

HALO

38 MORSHEAD ROAD, CROWNHILL, PLYMOUTH, DEVON, PL6 5AH

- Stunning hair and beauty salon
- Busy shopping parade serving popular residential area
- Modern lock-up premises superbly presented and equipped throughout
- Impressive salon and shampoo areas
- Beauty therapy suite, staff kitchens, WC and stockroom
- Reputable and well established concern
- Turnover approx. £149,000pa, Gross Profit approx. £133,000pa.
- New lease available, realistic rent on flexible terms
- Viewing essential



This stunning hair and beauty salon occupies an excellent trading position in the shopping area of Plymouth known locally as "Crownhill Village". There are a full and varied selection of trades represented nearby and these include a Co-op supermarket, sub post office and convenience store, Co-op funeral directors, a public house, Indian restaurant, various takeaways, estate agents etc. The parade is serviced by a large public car park which is only a short walk from the salon and, consequently, the business enjoys an excellent and consistent year round trade.

Plymouth, with a population of over 250,000 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.

The premises are lock-up and under the present ownership have been completely renovated and refurbished throughout, having originally been a NatWest Bank. The unit is superbly presented and equipped to a particularly high standard, comprising a well appointed salon area, shampoo room, beauty therapy room, staff kitchen, stockrooms and WC. An early viewing appointment is felt to be essential to fully appreciate the location, appeal and quality of this superb and most reputable hair and beauty business.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR [GIA approx. 70m²]

SALON AREA A stunning and well appointed salon area, superbly equipped and presented throughout with quality wood effect floor, reception counter, suspended ceiling with integrated spotlighting, quality upholstered customer reception seating, bespoke display shelving units and a total of ten individual styling positions.

SHAMPOO ROOM Semi open-plan to the main salon area with quality wooden floor, radiator, suspended ceiling with integrated lighting and four quality leather upholstered backwash shampoo positions.

INNER LOBBY With wooden floor, radiator and wall storage cupboard.

OFFICE Quality wood floor, radiator and suspended ceiling.

BEAUTY ROOM With commercial floor, range of modern fitted wall and floor cupboard units with worktops and inset stainless steel sink, lighting, beauty therapy couch and door to rear storage/strongroom.

TOILET

STAFF KITCHEN With modern wall and floor cupboard units, work surfaces, door to outside rear.

UTILITY ROOM With range of wall and floor cupboard units with plumbing for washing machine and tumble dryer.

SERVICES We understand that all main services are available to the property. The premises have the benefit of a gas-fired central heating system.

THE BUSINESS

TRADE is that of a **STUNNING HAIR AND BEAUTY SALON** which enjoys an enviable trading position in the very heart of this busy shopping parade, serving the popular and sought after residential area of Crownhill in Plymouth.

Our client acquired the property in September 2019, prior to which it was a NatWest Bank. Our clients have **COMPLETELY RENOVATED AND REFURBISHED THE PROPERTY** which is now presented to a particularly high standard throughout. Over the years our clients have established a strong business with an enviable reputation for its friendly and quality service, which has helped to ensure consistently high levels of trade over the years.

The business is now only **OFFERED FOR SALE** due to a change in personal circumstances.

The business is **CURRENTLY RUN** by two proprietors, who currently employ three stylists together with an apprentice. At present, the beauty therapy studio is not utilised, but offers definite scope for development and in the recent past this was sub-let, generating a rental income of approximately £400 per month.

We understand that the **CURRENT OPENING HOURS** are:

Monday - Closed	Friday 8.30am to 5.00pm
Tuesday 9.00am to 4.30pm	Saturday 9.00 to 3.00pm
Wednesday 9.00am to 4pm	Sunday - Closed
Thursday 8.30am to 6.30pm	

The business is **WELL ESTABLISHED** and enjoys an **EXCELLENT YEAR ROUND TRADE** with a regular and loyal customer base.

We understand that the **TURNOVER** for the year ending 31 March 2024 was approximately £148,701, achieving a **GROSS PROFIT** for the period of approximately £133,049 which in turn produced a **HEALTHY NET TRADING PROFIT**. We understand that the **CURRENT WEEKLY TAKINGS** amount to approx. £3,500 - £4,000. Additional trading figures will be made available to serious prospective buyers once they have actually inspected the premises.

We understand that **STOCK** to be taken over at valuation upon completion should amount to approximately £5,000.

TENURE The premises are offered with the benefit of a new commercial lease, the length of which is negotiable (i.e. 6 - 12 years). The initial rent will be £1,350 per calendar month, exclusive of rates, subject to rent reviews every third year, with the tenant responsible for the standard repairing and insuring covenants. For fuller details, please contact the agents.

BUSINESS RATES For information on the rates applicable to these premises, please visit the Valuation Office Agency website (www.voa.gov.uk).

An ideal opportunity to acquire a superior hair and beauty salon which is located in an excellent and sought after trading position. The business is presented to a particularly high standard throughout and enjoys a consistent year round trade which produces a healthy net profit.

Price :: Leasehold : Offers Invited SOLE AGENTS

Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

VIEWING

Our clients require that **all viewings must be arranged by prior appointment through our offices** . Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

PROFESSIONAL SERVICES

We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions**. Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20 (24hr answering service)**.

MORTGAGES

Contact our offices now for all your mortgage requirements. Plymouth (01752) 20 60 20.





