



4 Bradwall Road, Sandbach, CW11 1GB

Trading Barbers Shop Business For Sale

Summary

Tenure	To Let / For Sale
Available Size	35.50 sq m / 382.12 sq ft
Rent	£5,000 per annum
Rates Payable	£2,784.60 per annum
Rateable Value	£5,100
BER Rating	E (110)

Key Points

- Ready to Move In
- Long Established
- Equipment For Sale
- Considerable Goodwill
- Fully Operational
- Busy Location
- Income from Day 1
- Ground Floor Only

Location

The property is located within the historic market town of Sandbach, which is located between the A533 and the A534 and is within easy access of the M6 motorway.

The Town is located approximately 5 miles from Middlewich and approximately 6 miles from Crewe and is served by its own railway station with excellent links to nearby Manchester. Sandbach town centre is home to Waitrose, WH Smith, Boots, B&M and Costa Coffee.

Description

A fantastic opportunity to purchase an established Barber shop business that has over 30 years of loyal customer base.

Our Clients are only selling due to impending retirement and this is a genuine business seller with well regarded local reputation.

The below items are available for purchase and the business transition will be seamless giving the purchaser the opportunity to draw income from day 1.

The interior is a high specification but traditional fit-out that includes 4 Belmont Barber chairs.

The purchaser will be taking over our Client's existing Lease.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	382.12	35.50
Total	382.12	35.50

Asking Price

A one off premium of £25,000 is sought for the goodwill, fixtures and fittings summarised below:-

4 Belmont Barber Chairs

All Mirrors

Integrated Sinks.

Waiting Area Seating.

Integrated Heater/Air Conditioning Unit.

Staff Room Seating.

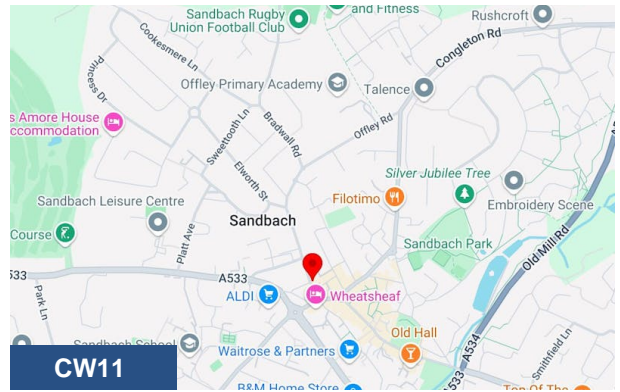
Fridge.

Lease Terms & Rental

The existing Lease will be assigned and this is due to expire 23 June 2029 at a current rent of £5,000 per annum, although rent reviews have passed.

VAT

We are advised that VAT is not currently applicable to the property.



Viewing & Further Information



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