

**Simply Gorgeous,
26 St Albans Road
Lytham St Annes**

REF: 0RL066M

- * **Beauty Salon**
- * **St Annes on Sea, Lancashire**
- * **Busy All Year-Round Trading Location**
- * **In Excellent Order Throughout**
- * **Corner Position**
- * **Priced to Lease**
- * **Established Business**
- * **Fully Equipped**
- * **Forecourt Car Parking**
- * **Viewing Highly Recommended**



DESCRIPTION: Kenricks are pleased to offer this well-known and popular Beauty Salon for Sale, which is situated in a prominent position in the busy all year-round trading location of St Albans Road in St Annes on Sea.

The salon is fitted out to a high standard throughout and a range of equipment will be included in the sale.

The Business offers a range of beauty treatments including waxing, nails, spray tans, facials, pedicures, lashes as well as hair style make over and massages.

Viewing highly recommended.

Beauty Salon (Approx. 807 sq. ft)

Open plan salon area with reception desk and feature lighting.

1 wash station and 2 nail stations.

Hair lounge room.

2 treatment rooms.

Spray tan room.

Kitchen/utility area

Toilet.

EXTERIOR: Forecourt to the front of the premises with car parking for 1 motor vehicle.

Small, decorated courtyard to the side of the property with artificial grass.

Car parking area to the rear of the property that does not form part of the lease.

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AGENTS NOTES: The property is central heated and the salon is equipped with a range of beauty equipment and furniture which includes 2 nail stations, display cabinets, shelving units, towel warmer, hairdressing chairs, beauty trolleys, and beauty beds. A full inventory will be provided.

HOURS: Current trading hours are - Sunday, Monday closed. Tuesday 10:00am – 6:00pm. Wednesday 10:00am – 7:00pm. Thursday 10:00am – 7:00pm. Friday 10:00am – 6:00pm. Saturday 9:00am – 3:00pm.

BUSINESS: Accounts on application. Most recent accounts show a revenue in the region of £49.000 for the past calendar year.

TENURE: Leasehold, a new flexible lease at a rent of £6,500 pa.
The incoming tenant maybe responsible for the Landlord Legal Fees in this transaction.

PRICE: £19,950 INGOING + Stock at Value

VIEWING: By appointment through Kenricks.

