

# FOR SALE

**FREEHOLD SALON AND ESTABLISHED BUSINESS**



**406 SQ FT (37.13 SQ M)**

**STYLISH CORNER, 1 CHURCH STREET, ALCESTER, B49 5AJ**

- TWO STOREY HAIRDRESSING SALON
- £70,500 PER ANNUM TURNOVER
- GRADE II LISTED
- CONVENIENT TOWN LOCATION
- PARKING NEARBY
- CHARACTER BUILDING

**OFFERS AROUND: £150,000**

**(NO VAT)**

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### LOCATION

Church Street is located in Alcester, a market town in Warwickshire. It is approximately 8 miles west of Stratford-Upon-Avon and 8 miles south of Redditch.

### DESCRIPTION

1 Church Street comprises a two-storey end terrace Hairdressing Salon, having a total Net Internal Floor Area of approximately 406 sq ft, comprising a Ground Floor Salon, WC, Kitchenette; Stairs Ascending to First Floor Salon and Store.

We understand the property is Grade II Listed, being constructed with timber frame with masonry infills beneath a clay tiled roof.

### BUSINESS

The business was started by the current owner 43 years ago and is up for sale due to retirement. It is a well-established ladies hair salon and is close to all shops and amenities. The premises are well presented but offer the opportunity for purchaser to redecorate to their own style. The Salon has a very happy environment for both staff and customers, with good neighbours on both sides. The business has a good client base with many weekly/fortnightly returning customers. It has an annual turnover of £70,500 per annum with potential to develop the business further.

There is parking nearby.

### PRICE

Offers Around: £150,000 (NO VAT)  
to include stock.  
RATEABLE VALUE

100% Per Cent Small Business Allowance Available.

### EPC

### TENURE

Freehold.

### LEGAL FEES

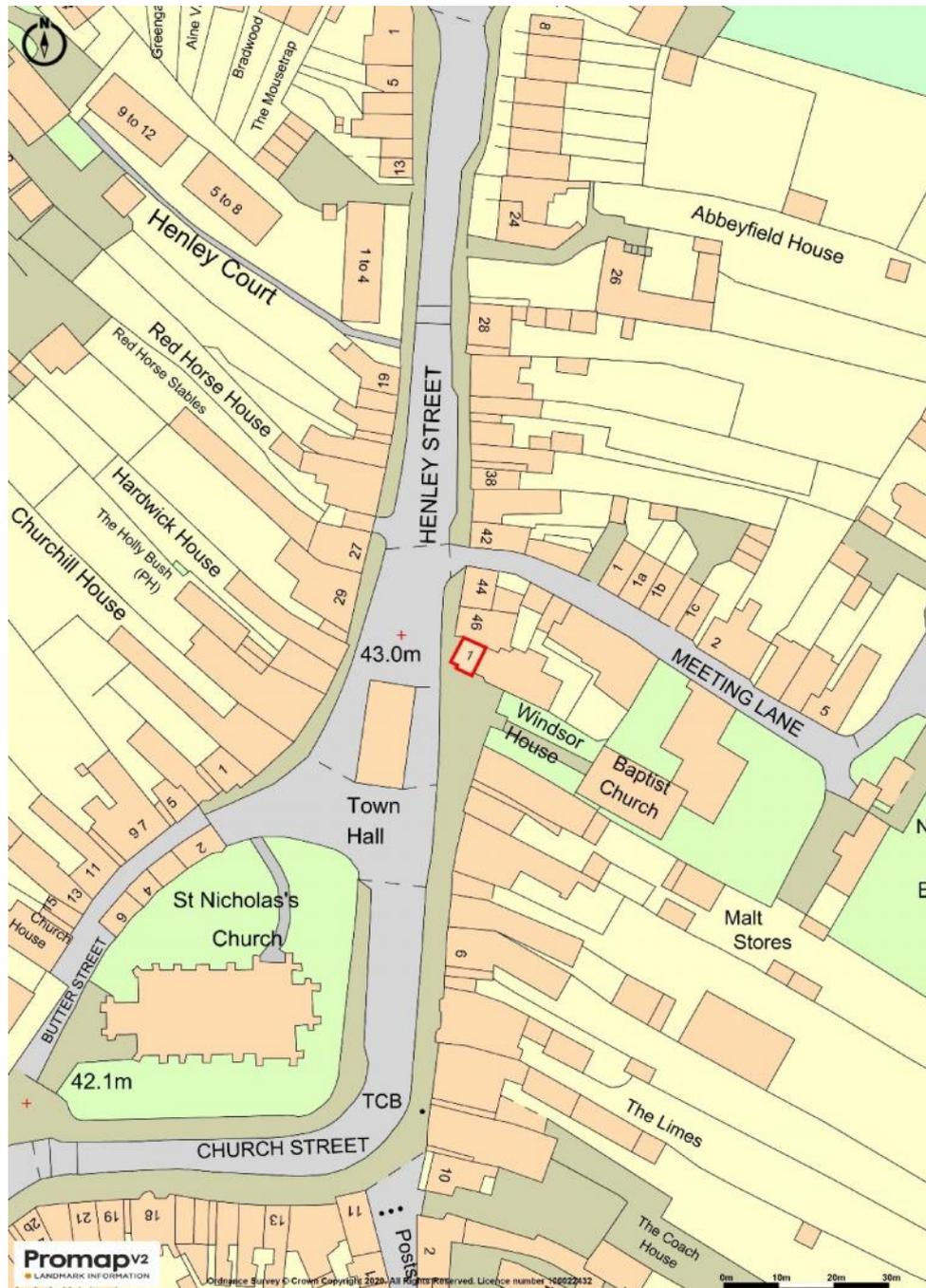
Each party to bear their own fees.

### VIEWING

Strictly by appointment with our office -  
01527 584 242.



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