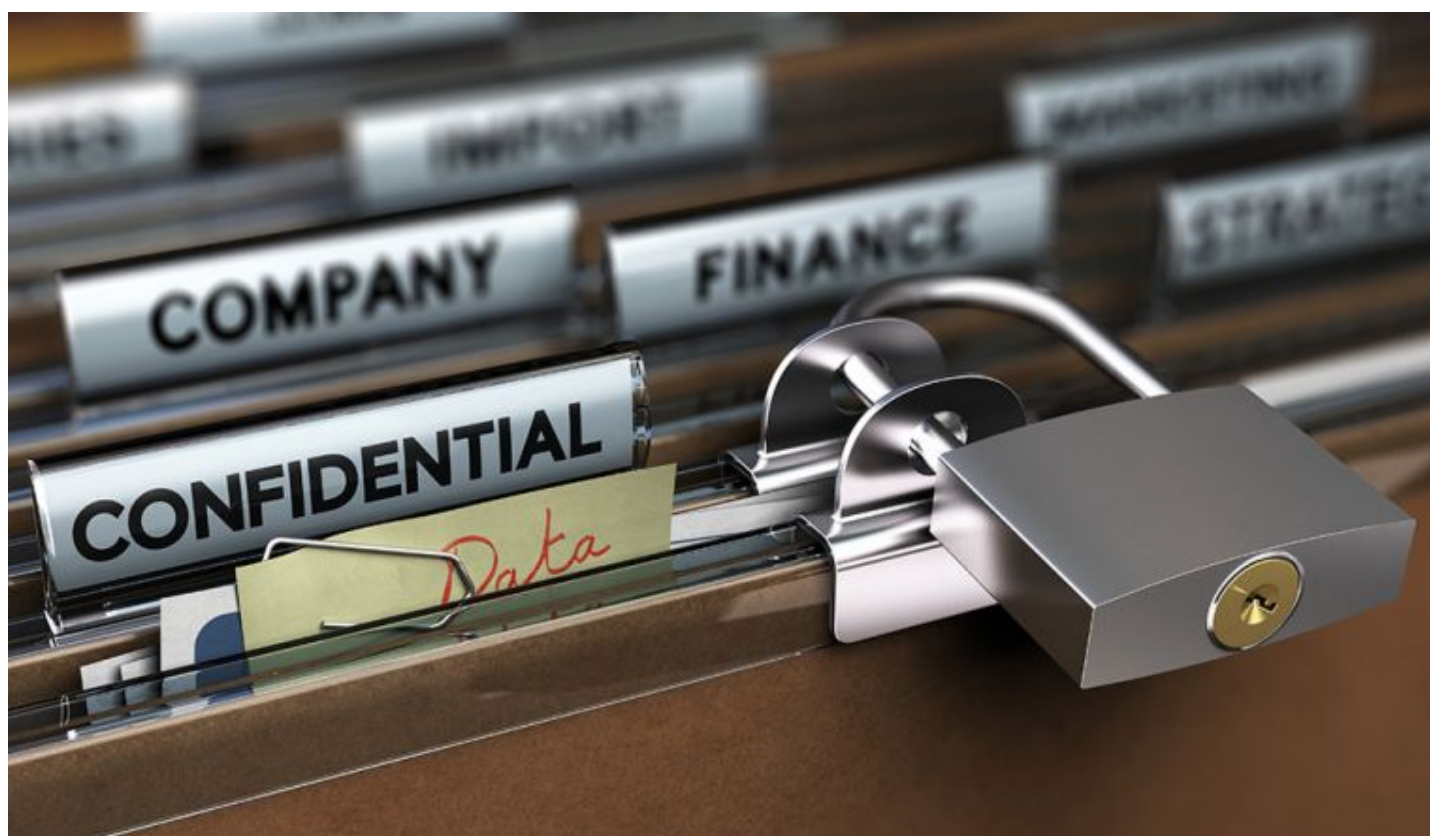


020 7117 2526



Price/premium: £30,000 **Rent:** £12,000 Per annum **Size:** 480 Square feet **Ref:** #2975 **Status:** Reduced

Location

Neighbourhood parade with a mix of independent traders and a national supermarket. There is free parking in the parade.

Description

For sale direct by owner- please use the "Enquiry" form for more information.

Established Barbers for sale as a going concern. Entirely staff run.

Low overheads and good neighbourhood parade with easy parking.

Leasehold Guide Price £30,000.

The shop falls within EPC band D.

Address

Town: Close to Woking and Ripley Area: Surrey

Address: This property's address is confidential. If you wish to find out more information about it, please fill-in the enquiry form on this page. In order to share the location details with you, we will ask you to agree to our confidentiality terms. You'll be able to do so by registering with us or logging in if you're already registered.

General information

Tenure:	Leasehold
Price/premium:	£30,000
Rent:	£12,000 Per annum
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	The VOA website states a RV of £6,800. The property should qualify for full SBR relief, subject to the usual criteria.
Lease details:	15 year lease with approximately 7.5 years unexpired.
Trading hours:	6 days. 08.30- 17.30.
Years established:	6.
Employees:	Manager, plus two part time staff.
Client involvement:	Staff run.

Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.