

BUSINESS FOR SALE

BARBERS



BUSINESS TRANSFER

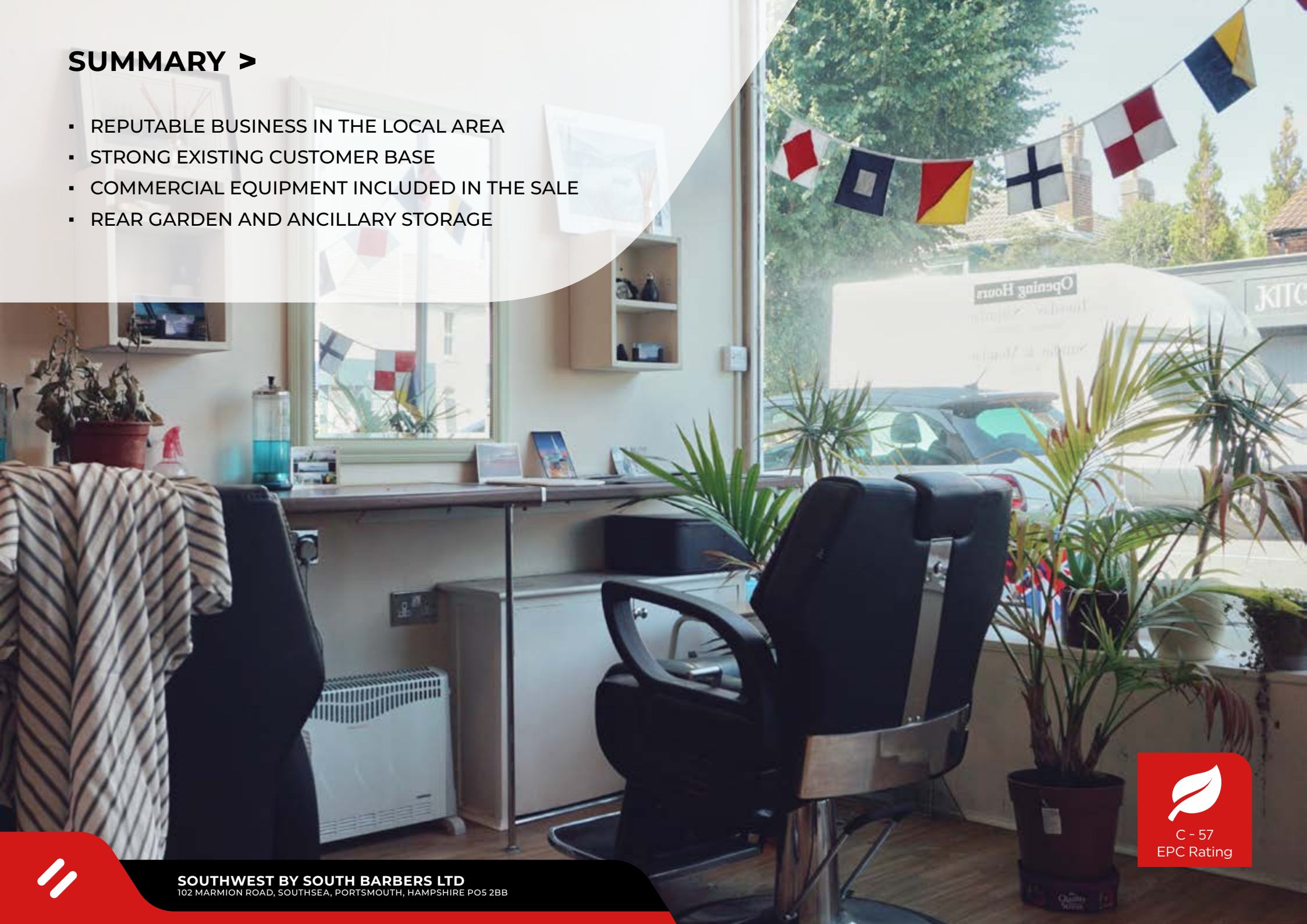
goadsby

SOUTHWEST BY SOUTH BARBERS LTD

102 MARMION ROAD, SOUTHSEA, PORTSMOUTH, HAMPSHIRE PO5 2BB

SUMMARY >

- REPUTABLE BUSINESS IN THE LOCAL AREA
- STRONG EXISTING CUSTOMER BASE
- COMMERCIAL EQUIPMENT INCLUDED IN THE SALE
- REAR GARDEN AND ANCILLARY STORAGE



Location

The subject business is located in the busy retail location of Marmion Road, Southsea. Southsea is an attractive seaside resort found to the south of Portsmouth. Marmion Road provides a niche retail location which connects with the pedestrianised precincts of Palmerston Road. The property is situated close to Waitrose supermarket, other retailers along the street include The Design House, Strong Island and Marmion House restaurant. Marmion Road links into the Victoria Road South (B2151) one of the main arterial routes of Southsea connecting to the A3 which links Southsea and the sea front to Portsmouth and the M27 motorway.

Accommodation

The sales area of the property includes one bank of hairdressing stations with an overall capacity of three chairs in it's current configuration, with one wash hand basin. The unit benefits from a decent sized kitchen and WC facilities. The property also has a back room which could be used for further treatments and a courtyard garden to the rear. There is the potential to sub-let the back room subject to the landlord's consent.

Description

The subject business is a well-established barbering business with over 10 years of trading history that has a longstanding strong reputation in the local area that comes recommended with popular reviews. The sale of the business benefits from the fixtures and fittings currently in the commercial unit and all of the commercial equipment with an inventory to be prepared.

Trading & Business

The business is currently open from Tuesday to Sunday 9am-6pm. At present the business is closed on a Sunday and Monday.

Rateable Value

£5,500 at the Uniform Business Rate of 49.9p in the £ for 2023/24. For the year 2023/24 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Information taken from the Valuation Office Agency website.

Tenure

LEASEHOLD. A new full repairing and insuring lease to be prepared. Further lease details available upon request.

Price

£25,000 excluding VAT to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.

The owners have requested that no direct approach should be made to themselves or the staff of this business for reasons of confidentiality and all requests for information MUST be made via Goadsby.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)

