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PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

Business & Lease For Sale: Hair Salon in sought after town centre location

8 Broad Walk, Crawley, RH10 1HQ



Confidentially Available - Staff Unaware

Excellent opportunity to acquire a successful and growing town centre hair salon business (t/a Future Hair) on a new lease. The premises comprises a ground floor single storey salon/retail unit, situated in a prominent town centre trading location.

KEY FEATURES

- Established hair salon business for sale
- Fully fitted for use
- Excellent town centre location
- New lease £21,000 pax
- 502 sq ft

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LOCATION

The property is situated in a prominent trading location in Broad Walk, a busy pedestrian thoroughfare and retail pitch linking the High Street with Queens Square and The County Mall Shopping Centre beyond.

Crawley is a thriving progressive town situated equi distant between London and Brighton with a current population of approximately 110,000 persons extending to over 160,000 persons within 10km radius.




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PROPERTY DETAILS	Shop Unit	502 sq ft	(46.64 m2)	To Let: £21,000 pa
ACCOMMODATION	The internal floor areas are approximately 502 sq ft (46.64 m2). The unit benefits from a quality fit out for the purposes of a hairdressing salon providing six cutting stations and two wash stations.			
BUSINESS	<p>A thriving and profitable hair salon (currently trading as Future Hair & Beauty in conjunction with the adjoining unit) established approximately 3 years ago with an ever growing reputation and customer base. Turnover and management accounts will be made available to interested parties, following a formal inspection and application.</p> <p>Current hours of opening are 9am to 6pm Tuesday; 9am to 7pm Wednesday & Thursday; 9am to 6pm Friday and Saturday; closed Sunday and Monday</p>			
TENURE	Available on a new effectively full repairing and insuring lease for a term to be agreed at a commencing rent of £21,000 per annum exclusive .			
PRICE	Premium offers are invited for the benefit of a new lease, goodwill, equipment, trade fixtures and fittings etc. Further details on application.			
EPC	Rating C-60 - click here to download EPC			
BUSINESS RATES	<p>Rateable Value: £13,250 Rates Payable: £6,360 (2018/19)</p> <p>Small business rate relief is applicable for qualifying businesses. For further information we recommend interested parties contact Crawley Borough Council on Tel: 01293 438000 or www.crawley.gov.uk to verify this information.</p>			
VAT	VAT may be applicable on the terms quoted.			
LEGAL FEES	Each party to bear their own legal costs incurred.			
VIEWING ARRANGEMENTS	Strictly via prior appointment through Sole Agents Graves Jenkins			
CONTACT	<div><div>David Bessant MRICS bessant@gravesjenkins.com</div></div>			

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.



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