

**148 RICHMOND ROAD
KINGSTON UPON THAMES, SURREY,
KT2 5HA**

**A1 hairdressing salon on North Kingston
shopping parade**



Jubilee House
Jubilee Close
Hampton Wick
Surrey
KT1 4DG
Tel. 020 8977 6885

A1 BUSINESS FOR SALE

148 RICHMOND ROAD KINGSTON UPON THAMES, KT2 5HA



A1 BARBER'S SHOP

350 SQ FT (32.5 M2) APPROX

PREMIUM APPLICABLE

RENEWABLE 9-YEAR LEASE

AFFLUENT NEIGHBOURHOOD

IMMACULATE CONDITION

LOCATION

The property is situated in the middle of a neighbourhood retail parade and by a prominent and popular public house on the busy Kingston to Richmond road. It is surrounded by the affluent north Kingston residential area and the road benefits from good footfall and excellent visibility from passing traffic.

Classic barber's has built up a loyal customer base over the past eleven years and benefits from a quiet and hospitable neighbourhood being located in a charming though densely populated residential area.

DESCRIPTION

These A1 premises currently trade as a hairdressing salon and are fitted to a decent standard with three chairs. Kitchenette and WC to the rear of the shop.

The owners have over the years cultivated a relaxed, friendly "vintage" atmosphere and are extremely popular with local clients. The shop also benefits from being part of a clean, safe and diverse parade of retail, service and leisure businesses.

ACCOMMODATION (approx.)

350 sq ft (32.5 sq m)

BUSINESS RATES

The rateable value of these premises are £9,700. Interested parties are advised to make their own enquiries.

LEASE AND PRICE

The business is available by way of a lease assignment with the existing business owner. The current Full Repairing and Insuring lease runs to 2028. The passing rent is £16,900 per annum until the next review in June 2024.

PREMIUM

The business is for sale for a premium of £50,000 which includes the lease, fixtures and fittings and goodwill.



Viewing strictly by prior appointment with Levene Commercial

For further information please contact:
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