

**UNISEX HAIRDRESSER  
LEICESTER  
REF: 9226 LE**



**ASKING PRICE:  
LEASEHOLD: £53,000 + SAV**

**LOCATION**

Our client's unisex hair salon is conveniently located in the city centre of Leicester, adjacent to The Highcross, which has become the premier shopping centre of the East Midlands.

Because of its prime setting, it has a fantastic footfall and its positioning ensures that many of its regular clients work in the surrounding area, creating long-term suitability to its business.

The city of Leicester is a multi cultural city with a large population and growing with the recent investment and regeneration program. Not only is it diverse in terms of culture, but also has a large student population with 2 very sought after Universities. The city is truly buzzing.

Due to its locality, links to Leicester are excellent, with rail and motorway networks easily accessible to the rest of the UK. East Midlands International airport is also nearby.

**THE BUSINESS:**

Advent Business Sales are pleased to offer to the market this well established unisex hairdressing salon, which has been trading successfully for the past 15 years.

The current vendor has been in ownership for the last 5½ years and is reluctantly selling due to family commitments and a desire to retire.

The salon itself is tastefully decorated and well equipped with a good regular client base, which could be built on.

It is a spacious salon, with natural lighting and excellent scope for adding other facilities such as a sun shower, nail bar or beauty treatments that would compliment the services already provided. Additional income could also be derived by adding selective retail items only available through hair salons.

The salon is in a prime city centre position with excellent car parking and a constant flow of footfall and available at a reasonable price.

This is an excellent opportunity for an enthusiastic hairdresser who has had a few years experience operating as a stylist.  
REF: 9226LE

**TRADING HOURS:**

Mon, Tues, Thurs-Sat: 9.30am – 5.30pm  
Wed: 9.30am – 9.30pm

**FINANCIAL INFORMATION:**

We have been advised by the vendor of the following:

Annual sales: £54,141  
Gross Profit: £38,418

Accounts will be made available to interested parties after a viewing has taken place.

Please let us know if you require finance for the purchase of a business.



**BUSINESS PREMISES:**

The business occupies a ground floor and is single fronted with a large plate glass window to the left and a doorway to the right hand side and briefly consists of:

**Ground Floor**

- Large waiting area with comfortable seating and tasteful décor – there is enough space here to add a nail bar
- Reception desk to the left
- Cloak room and kitchen/colour mixing room
- 2 back wash positions
- Area which could be used for spray tan
- Rear storage and w/c
- 5 work stations
- At rear of building are staff car park spaces

**External**

- Paved to roadway



**TENURE:** Leasehold  
**Original lease:** 9 years  
**Remaining lease:** 3.5 years  
**Review every:** 3 years  
**Rent:** £722.58 per month

We are advised that the annual business rates are currently: £650.00 per annum

**VIEWING:**

Please DO NOT approach the business or its employees without a prior appointment.  
All appointments are to be made via our office.