

**HAIR SALON  
MIDDLESEX  
REF: 9210 HA**



**ASKING PRICE:  
LEASEHOLD: £75,000 + SAV**

**LOCATION**

The salon has an ideal high visibility location in the very heart of the very affluent town of Ruislip in Middlesex. Situated only approximately 5 minutes drive from the A40, which is a main arterial road from the M25 into Central London.

The wide high street has low cost pay and display parking along its length and the salon has its own 2 space facility to the rear, which is accessible from a side road.



### **THE BUSINESS:**

Advent Business Sales are pleased to offer to the market this exceptionally well established and exclusive hairdressing salon.

The salon, which has founded in 1977, has been in the hands of our client for over 22 years and is only now being reluctantly offered for sale to enable him to concentrate on his other salon in London W1.

The terraced premises are immaculately presented throughout with a comfortable ambience and everything about the salon oozes quality. It is large, modern and spacious with 8 work stations and 2 back wash.

The salon offers personal hair styling at the more exclusive end of the market and enjoys an excellent reputation with a loyal customer base.

Marketing to date has been restricted to word of mouth and visibility of the salon itself. This excellent opportunity will suit an entrepreneur looking to acquire an existing business for profitable expansion through direct marketing and the use of the IT system already in place, which has in excess of 2,000 client details. It is quite possible to double or even treble the

existing turnover and with the added possibility of adding some beauty treatments for which there is no current competition.

There are currently 2 full time stylists, 2 full time juniors and 2 part timers who are self employed, working for the salon together with the owner on average 2 ½ days a week.

The vendor is prepared to provide a full handover to a new buyer and to commit to an agreed period of time to ensure a smooth transition of ownership.

We are advised that stock at cost is approximately £2,000.  
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### **TRADING HOURS:**

Mon-Thurs: 9am – 6pm  
Fri: 9am – 7pm  
Sat: 9am – 6pm

**EXPANSION POTENTIAL:**

By fully utilising the existing database of over 2000 past and present customers, the turnover could be increased substantially.

The town has no beauty treatments, which with the town's affluence should prove very popular, and the salon has space available.

**FINANCIAL INFORMATION:**

We have been advised by the vendor of the following:

Annual sales:               £100,000  
Gross Profit:               £90,000

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 salon has a large comfortable reception area behind an excellent plate glass frontage.

The reception has a booking desk together with a large leather settee.

The salon has 8 work stations and 2 back wash which are all fully equipped, together with a large sink room, staff room and w/c.

Rear exit to hard standing and own parking facilities.

The salon has the added benefit of being alarmed and having a 2 camera CCTV system.



**TENURE:** Leasehold  
**Original lease:** 12 years  
**Remaining lease:** 12 years  
**Review every:** 3 years  
**Rent:** £17,500 P.A.

We are advised that the annual business rates are currently: £5,500



**VIEWING:**

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



