

Sales Particulars



'Freehold Unisex Hairdressers'

West Glamorgan Ref MS 393



Price
Business & Property: £159,999

Business: A well established and very well presented Unisex Hairdressers that has established an excellent reputation and attracts clients from nearby towns and villages. The business has a good turnover yielding a healthy profit Operated by the vendor and three full-time staff the business is easily managed.

Location: The business is located in a popular village with good access to nearby towns and the M4 motorway.

Financial Details:

Annual Sales: £60,000

Accounts: Will be made available once the business has been viewed.

Opening Hours:

Monday	Closed
Tuesday/Wednesday	9.00am to 5.00pm
Thursday	9.00am to 6.00pm
Friday	9.00am to 7.00pm
Saturday	9.00am to 4.00pm

Tenure:

Freehold

Rates: £1.088 per year



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3 Cross Street Gorseinon Swansea SA4 4BU Tel: 01792 419569

Email: enquiries@arrowproperty.co.uk

M N Archer trading as Arrow Business Sales

Premises:

The business is located on the ground floor of a traditionally built two storey corner property. The front entrance leads to the reception area with waiting area and windows to two sides.

The shop consists of a good sized salon (approx.40.34 sq.mtr) with a comprehensive range of trade fittings and fixtures including displays and racking. There four workstations and 2 backwash stations.

To the rear of the shop there is a staff toilet and a kitchen, with dispensary area, with access to the side of the property and garage (used for storage).

In the salon there is an under stairs storage cupboard. The stairs lead up to the first floor that has 4 rooms. Two of the rooms are presently used for office space. This first floor has previously been used for owner's accommodation and would easily revert to this use allowing for two bedrooms, a bathroom and lounge. (The kitchen being on the ground floor) There is a large attic space that could further be used for accommodation.

The property is in good order throughout and there is unrestricted parking outside.



Viewing: To ensure that your viewing arrangements are trouble free and our client can arrange to have the necessary time to show you around and answer your questions, please telephone this office on **01792 419569** let us know when you would like to visit and we will make the arrangement.

Offers: All offers are for the leasehold, goodwill, fixtures and fittings and should be made to this office.

Finance: If you need help or advice please let us know and we will put you in touch with our Finance Department specialising in helping fund purchase of these types of businesses.

Disclaimer: Please Note: The notes contained herein are for the intended general guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any other details are given without responsibility on the part of Arrow Business Sales or their vendor client and any intending purchasers should not rely on them as statements or representatives of facts. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer or otherwise. Arrow Business sales do not make or give any warranty whatsoever in relation to the businesses and/or the property described herein.



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