



Beauty Saloon in Dartford

Location

- Situated in Dartford area of Kent.
- Prominent location on main road.
- Part of a parade of shops in the local shopping area.
- Excellent parking facilities.
- Surrounded by densely well populated residential area with schools and other local amenities.
- High levels of passing trade.

Business Details

The particular highlights of the business are:

- A well established business.
- Good loyal clientele over 2000 registered clients.
- Fully equipped business with favorable lease terms (see below).
- Turnover in excess of £25,000 (see financial summary below).
- A business with great potential which has not been exploited because the business has only been operating 2 days a week for sometime due to owners teaching commitments.
- An easily run operation.
- A good first time buyers business and ideal purchase for couple.
- Low rent and rates.
- Very low overheads.
- A niche concern with very little competition.
- Business enjoys superb local reputation.

History

Phoenix Business Transfer Agents are delighted to place onto the market this Beauty Saloon which has been established since 1995. The business has been in the hands of the current owner since 1995 and now wishes to sell due to teaching commitments.

Owners Role

The owner is involved in the day to day running of the business.

Marketing

No marketing or promoting of the business has recently been undertaken as the business is well known.

Competition

There is no local competition.

Market

The client base consists of 2000 registered clients and local trade.

Opportunities

The concern has huge potential. In particular the turnover and profits can be increased by:

- Increasing the marketing activity with direct mailings including local and internet advertising.
- Increasing the opening hours to 6 days a week.
- Increasing the product line to include hairdressing.
- With an enhanced website.

Training and Handover

The owner would be available for an extensive training and handover period for the benefit of the new owners if required.

PROPERTY DETAILS

The property is terraced and is part of a parade of shops. The front is branded with an glass front. There are manual shutters and a CCTV system. The main customer service area is tiled. It is very well presented and is very conveniently laid out.

The customer service point is to the front.

There is a toilet, staff facilities and a fully equipped kitchen.

There is a very large walled yard to the rear of the property and a large shed currently used for storage.

EXTERNAL

To the rear there is a very large yard and storage shed.

EQUIPMENT WITH SALE

All fixtures and fittings and equipment are included in the sale price and are valued at £10,000 and include:

- 1 Guarde sun 8000 vertical sunbed.
- 1 California tan turbobronzer 3000 spray tanner.
- 1 Electric beauty couch.
- 2 Designer hydraulic hairdressing chairs.
- 1 Washing machine.
- 1 Tumble dryer.
- 1 Fridge.
- 1 Cash register.

FINANCIAL DETAILS

The present annual turnover is £25,000. The present value of the stock is £1,000.

The potential turnover of the business within the next 2 years is forecast to reach £75,000 pa given the changes that are required to be made to the business. Full financial disclosure is available on request after viewings and the signing of a confidentiality agreement.

Please note Phoenix do not guarantee the accuracy of these figures which are in many cases estimated and are not verified. Please do not rely on the accuracy of these figures and seek professional help before making any offers. Phoenix will not be held liable for any inaccuracies in these figures or any other statements contained in relation to this business.

TRADING HOURS

Two days a week only.

TENURE

The original length of the lease was 14 years with 3 months remaining. The rent is £3,500 pa. The lease may be renewable or negotiable for longer term if required. The rates are £1,000.

VIEWINGS

The owners are available for viewings at any time by prior arrangement.

Price: £16,000

Ref: 1912

Disclaimer

These details do not constitute part of an offer or contract.

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