



## Wass Hair Salon

242a Shields Road, Newcastle upon Tyne NE6 1DX

- Unisex Hair Salon
- 4 Cutting Stations / 3 Backwash
- Genuine Reason for Sale
- Long Established Business
- Excellent Business Opportunity
- Beauty, Spray Tans, Manicures, Waxing
- Turnover Available by Request
- Excellent Passing Trade
- 20 Year Lease from 2009
- Rent £8,520 per annum

**Price: £9,950 (stock included)**

# BUSINESS FOR SALE

## Location

The business is prominently located on Shields Road being on the north side of the street close to the swimming pool. Shields Road is a very busy suburb of Newcastle upon Tyne and benefits from a very high level of footfall. Nearby retailers include a selection of local independents as well as National High Street Retailers including Iceland, Wilkinsons, Greggs, Boots and William Hill. The area is also well served by public transport having regular bus services and a metro station.

## The Premises

The business is located on the ground floor of a two storey retail parade. The unit consists open plan salon with reception and customer waiting area, beauty room and kitchen with staff W/C facilities.

## Description

Wass hair salon has been trading for 50 + years with our client taking over in the business in 2009, it is therefore very well-known and enjoys many long standing and repeat customers. The salon offers a range of services for both ladies and gents including cuts, colours, spray tans, manicures, waxing pedicures and much more.

The unit is well presented consisting 4 spacious cutting stations with full sized mirrors, 3 backwash and a beauty room.

## Staff

Owner 4 days a week, 1 full time member of staff and 1 part time member of staff.

## Turnover

Available on request.

## Opening Times

|           |                 |
|-----------|-----------------|
| Monday    | Closed          |
| Tuesday   | 9:00am – 5:00pm |
| Wednesday | 9:00am – 5:00pm |
| Thursday  | 9:00am – 5:00pm |
| Friday    | 9:00am – 5:00pm |
| Saturday  | 9:00am – 4:00pm |
| Sunday    | Closed          |

## Tenure

Leasehold – We have verbally been informed there is a 20 year lease in place the commenced 2009.

## Price

£9,950 stock included.

## Rent\*

We have verbally been informed the rent is £8,520 per annum.

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2023 Rating List entry is Rateable Value £ tbc

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

**Ref: H385 (Version 2)**

**Prepared: 08<sup>th</sup> December 2023**

# BUSINESS FOR SALE



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