



## HAIRDRESSING BUSINESS FOR SALE

- Established Ladies Hairdresser for Sale
- New Lease Available
- 100% Rate relief (STS)
- Been Trading for Almost 20 Years
- Car Parking Available
- Situated in an Established Parade of Shops

Interested in this property? Please contact us on 01903 792785

# 262 UPPER SHOREHAM ROAD, SHOREHAM-BY-SEA, WEST SUSSEX, BN43 6BF

## Location

The property is located on the north side of the Upper Shoreham Road, opposite Southlands Hospital, and the newly developed scheme for 106 units consisting of a mixture of house sizes and apartments. The subject property is situated in private car park, the subject property has been a ladies hairdresser for over 30 years and for 20 years in the same ownership.

## Description

The premises comprise a ground floor lady's hairdressers, which is self-contained and benefits from a large bay window which makes the shop nice and bright. In addition, there are numerous hair stations in the front section and to the rear, there is a laundry area, kitchenette, WC and rear access. There is also undesignated parking but in addition, on-street parking is close by. Please note, it is a landlords stipulation that the property has to remain a lady's hairdressers.

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
<b>Total floor area:</b>	<b>434</b>	<b>40.32</b>

## Tenure

The property is To Let on a new lease for a term to be agreed.

## Rent

On application.

## Premium

Offers are invited in the region of £10,000 for the business and fixtures & fittings.

## Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £6,500. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £3,243.50.

However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

## EPC

The property has an EPC rating of C.

## VAT

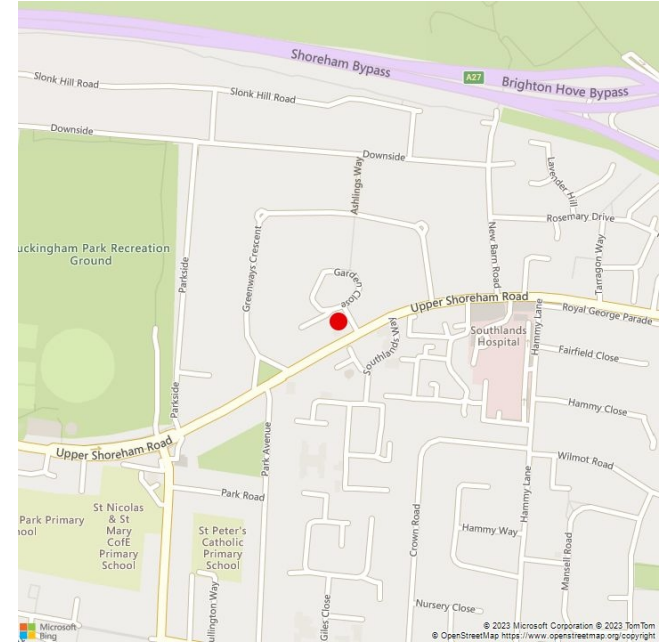
We are informed that VAT is not applicable on the terms quoted.

## Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

## Legal Fees

Each party is responsible for their own legal fees in this transaction.



## Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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