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***EXCELLENT OPPORTUNITY TO PURCHASE A WELL ESTABLISHED HAIR SALON BUSINESS WITHIN A HIGH FOOTFALL LOCATION IN BRISTOL CITY CENTRE***

**49 BALDWIN STREET, BRISTOL, BS1 1RA**



- **EXCELLENT OPPORTUNITY TO PURCHASE A SUCCESSFUL AND POPULAR HAIR SALON BUSINESS**
- **QUOTING PRICE FOR BUSINESS £125,000, EXCLUSIVE**
- **LOW BUSINESS RATES PAYABLE**
- **VERY LOW RENT ... ONLY £6,500 PER ANNUM EXCLUSIVE**
- **ONE CAR PARKING SPACE SEPARATELY AVAILABLE**
- **EXCELLENT LOCATION**
- **WELL ESTABLISHED CLIENT BASE**

**SUBJECT TO CONTRACT**

## LOCATION

The property is located within a high footfall pitch in Bristol city centre. The property benefits from a large number of office, residential and leisure occupiers within the vicinity and there is a large public car park within a short walk from the salon.

## DESCRIPTION

The property comprises a fully fitted hair salon fronting onto a popular and busy street within Bristol city centre. The salon benefits from ten hair stylist stations and three hair washing stations along with a colour mixing area with a sink. To the rear of the property is a disabled WC, small office, a storage area and a kitchen.

The unit is fitted to a high standard and includes wood effect flooring, ceiling mounted air conditioning/heating and recessed spotlighting. The kitchen is fully fitted and includes the salon boiler and washing/drying facilities.

## ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Property Measurement Standards (1<sup>st</sup> Edition, May 2015):-

Ground Floor: 664 sq ft (61.69 sq m)

## OPPORTUNITY

The business is offered for sale at a quoting price of £125,000. The business has an excellent trading history and has been well established in Bristol city centre for in excess of 25 years.

## LEASE TERMS

The property is offered to let by way of an assignment of the existing occupational lease which is drawn for a term of 25 years at an initial rent of £6,500 per annum exclusive. There is a service charge which equates to 10.9% of the total cost for the building. The permitted user within the lease is A1, A2 and A3.

## BUSINESS RATES

The property has the following ratings assessment:

Rateable Value £12,500

We would recommend that interested parties make their own enquiries direct with Bristol City Council in relation to the level of business rates payable as a tenant may benefit from Small Business Rates Relief.

## EPC

The property is listed and therefore an EPC is not required.

## VAT

We understand the property is not elected for VAT.

## LEGAL COSTS

Each party to bear their own legal costs incurred in respect of this transaction.

## CAR PARKING

We would highlight that there is a car parking space available at a rent of £2,120 per annum exclusive. We understand that the car parking space is elected for VAT.

## VIEWING AND FURTHER INFORMATION

For further information or for an appointment to view contact the sole agents: -

### Burston Cook

FAO: Tom Coyte MRICS & Holly Boulton

Email: tom@burstoncook.co.uk / holly@burstoncook.co.uk

Tel: 0117 934 9977

**SUBJECT TO CONTRACT**

**JUNE 2018**

### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.