



ESTABLISHED BARBERS BUSINESS FOR SALE
26 South Farm Road, Worthing, West Sussex, BN14 7AE

BUSINESS:

'Fellas' has been operating for approximately 15 years and offers an excellent turn-key opportunity for a new venture or an existing business seeking to expand.

The shop is currently open from 9am-5:30 pm on Mondays, Tuesdays, Thursday and Friday and 8:30am-4pm on Saturdays.

The business is currently operated by the existing owner only but they have previously had other barbers working on a self-employed basis.

TERMS:

Lease:

The premises are available with the benefit of a new 5 year lease with a 3 year break clause.

Rent:

£8,000 per annum

Premium:

Offers are invited at a Guide Price of £25,000 for the business, goodwill and trade fixtures and fittings (full inventory to be agreed). Stock at valuation.

LEGAL FEES:

The in-coming tenant is to be responsible for the Landlord's legal fees and the seller's abortive costs unless otherwise negotiated.

RATES:

The Rateable Value for the property is £6,400 and we would therefore expect that any ingoing occupier would be rates exempt under the Small Business Rate Relief. All parties are advised to make their own enquiries with the local authority as to the rates they may incur.

VIEWING:

As the business is still trading, all viewings are strictly by prior appointment with Spratt & Son and no direct approaches are to be made.

Should you wish to view, please contact Spratt & Son to make an appointment.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Asset Rating for the premises is E: 122.

Copies of the EPC and Recommendation Report are available upon request.

We may have included in these particulars details of services and fittings we have seen within the property. Unfortunately we have been unable to test these and we cannot, therefore, vouch for their operational adequacy. Prospective purchasers are strongly advised to obtain their own independent report on these matters.

Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. It is recommended that applicants should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.



More information:
01903 234343
www.sprattandson.co.uk



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