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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

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HAIRDRESSING BUSINESS FOR SALE



Winsdale House, 30-32 Westow Street,
London, SE19 3AH

CHARTERED SURVEYORS

Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.

Winsdale House, 30-32 Westow Street, London, SE19 3AH

Location:

The property is situated on the west side of Westow Street close to its junction with Westow Hill (A214). Westow Street forms part of the Crystal Palace Triangle and is in the centre of the business and retail area of Crystal Palace.

Various bus routes operate close by and Crystal Palace Railway Station is approximately half a mile distant from the property.

Accommodation:

The accommodation forms part of the ground floor of this three storey brick built detached property and property has the following approximate dimensions:

Retail/Salon:	70.73 sq m	(761 sq ft)
Office:	4.21 sq m	(45 sq ft)
Kitchen:	8.32 sq m	(90 sq ft)
Total	83.26 sq m	(896 sq ft)

The accommodation is fully fitted out for use as a hairdressing salon and benefits from the following amenities:

- ◆ 10 Cutting Positions
- ◆ 4 Washing Stations
- ◆ 2 WC's
- ◆ Suspended Ceiling
- ◆ Security Grill
- ◆ Central Heating
- ◆ 1 Car parking space

Terms:

The property is held on a an effective full repairing and insuring lease for a term of 25 years from 1992. The current rent is £30,000 per annum exclusive.

The Business:

Hair by Jay Michael is a successful hairdressing business that is available due to the retirement of the current Owner. Weekly turnover averages out at around £4,000. Audited accounts are available upon request. The business is for sale to include goodwill, fixtures, fittings and customer database in the sum of £20,000 plus VAT, subject to contract.

Legal costs:

The ingoing tenant to be responsible for both parties' reasonable legal costs incurred in this transaction.

Business Rates:

According to the Government website the property has a Rateable Val-

Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website www.leaseingbusinesspremises.co.uk

Viewing

Strictly by appointment
with Agents Gildersleve & Payne
Nick Payne MRICS
Or Jane Pearce BA Hons
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Energy Performance Certificate

Awaiting Energy Performance Certificate