



Hairdresser, High Street Retail For Sale

£45,000

823 sq ft

**13 Whitley Street, Reading, RG2
OEG**



Trading Hairdressing Salon / Barber Shop / Beauty – Busy Popular Parade

- Busy and popular parade location
- Circa. 860 sq.ft. / 80 m²
- 3 styling stations & 1 backwash basin
- Fully fitted, modern interior – ready to trade
- Double-fronted shopfront with strong visibility
- Separate beauty / massage room (scope to expand)
- New air-conditioning (heating & cooling)
- Long lease inside the Landlord & Tenant Act 1954
- Accounts available to serious applicants following NDA

www.lansleycommercial.co.uk/contact-us



Description

An opportunity to acquire a fully fitted, modern hairdressing and barber shop located on a busy and popular parade with varied local shops in South Reading. The business is well presented throughout and offers immediate trading potential, with clear scope to expand into beauty, nails or aesthetics.

Location

The business is situated on Whitley Street, South Reading, a busy and popular local parade serving a dense residential area, with a mix of shops and consistent day-to-day footfall.





Summary

- Price: £45,000
- Business rates: £9,605.75 per annum
- EPC: C (61)
- Lease: Assignment
- Terms: 12 years

Further information

- [View details on our website](#)

Contact & Viewings



Jason Atkins
0118 959 0271
jason@ahlsansley.co.uk



Wayne Biehn
0118 959 0271
wayne@ahlsansley.co.uk

Viewings

Viewings strictly by prior appointment through Lansley Commercial.

Terms

The business is offered for sale by way of assignment of the existing lease, subject to landlord's consent. The purchase will include the goodwill, fixtures, fittings and equipment as seen.

The property is held on a 12-year lease from 3rd October 2022 to 2nd October 2034, at a current rent of £15,000 per annum (£1,250 per calendar month), payable monthly in advance, with three-yearly rent reviews, and the lease is inside the Landlord and Tenant Act 1954, providing security of tenure.

Further details and a copy of the lease are available to interested parties upon request.

Applicant Agency Fee

Agent's Fee: £650 plus VAT, payable by the purchaser upon completion of the sale to Lansley Commercial for introducing and facilitating the transaction.

Availability

Available Immediately

