

# BARBERS & HAIRDRESSERS BUSINESS FOR SALE TO LET APPROX 1,116 Sq Ft (103.68 Sq M)



**21 High Street  
Canvey Island  
Essex  
SS8 7RB**

**Location:**

Located on High Street Canvey with an assortment of local and national traders. With Sainsburys opposite and with KFC, Dominos and Barclays Bank within walking distance.

**Description:**

Established barbers/ladies hair salon which has been under the same ownership for many years. The business premises are interlocking and comprise of four barber workstations and child car workstation, seating area, communal hair wash room with three chairs, air con/heating system, toilet and staff kitchen. The hair salon benefits from eleven workstations, colour room, reception, seating area and toilet. Both properties include parking to the rear of the property and electric roller shutters to the front. Accounts available on request with potential to grow business. Please look at pictures to see design of both barbers and salon.

**Accommodation:**

The premises have been measured on a net internal basis.

Phase 2 Barbers: 586 Sq Ft 54.44 Sq M

Phase 2 Hair Salon: 530 Sq Ft 49.24 Sq M

**Total Area: 1,116 Sq Ft (103.68 Sq M)**

**Features:**

- Barber Shop & Hairdressers
- Hair Wash Room
- W.C. Facilities
- Colour Room
- Air Conditioning / Heating System

**Terms:**

Available on a new full repairing and insuring lease for a term to be agreed.

**Business For Sale:**

£60,000 for the goodwill, fixtures and fittings.

**Rent:**

£9,000 per annum exclusive (per property)

**Business Rates:**

Interested parties are advised to make their own enquiries to Borough Council or via [www.voa.gov.uk](http://www.voa.gov.uk).

**Viewing:**

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

**Legal Costs:**

Each party to be responsible for their own legal costs.

**Planning:**

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.

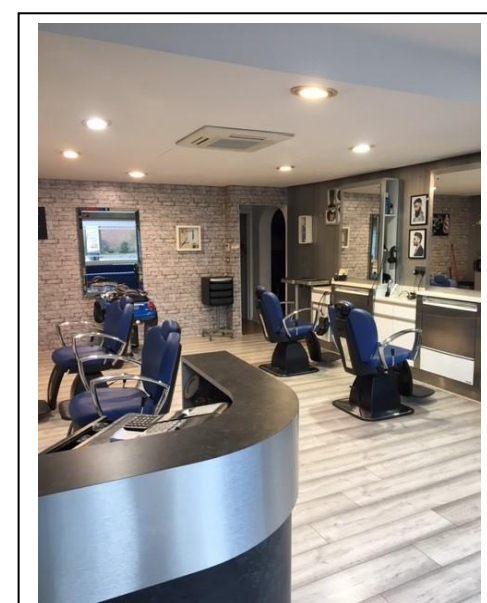
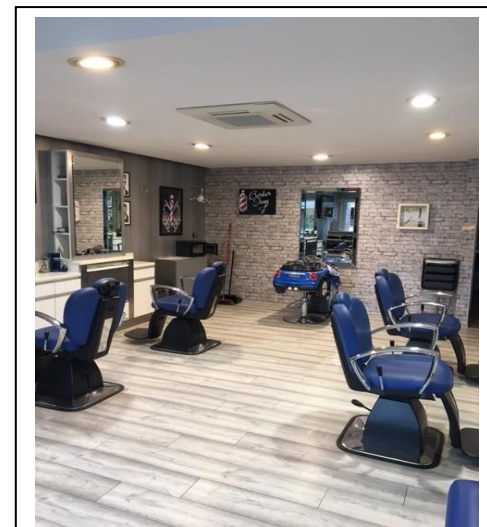
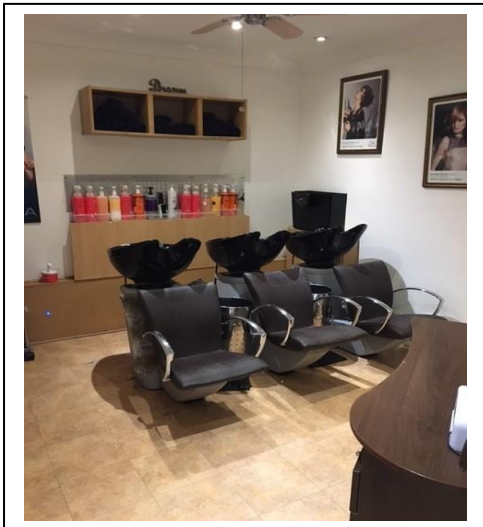
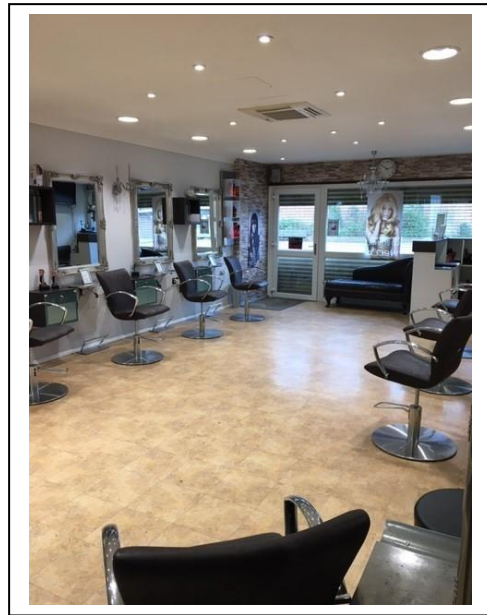
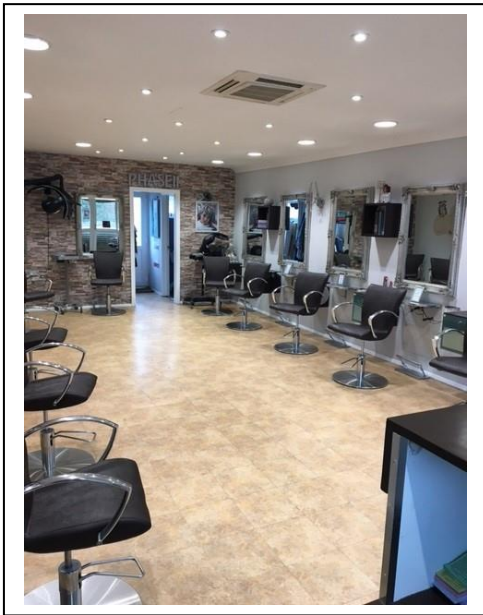
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Call us on **01702 342225** to view this property or visit [sorrellproperty.co.uk](http://sorrellproperty.co.uk) for more details



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