RESIDENTIAL & BUSINESS
PROPERTY SPECIALISTS

CONFIDENTIAL

Moray, Scotland

£35,000

PROPERTY

Long - Established Business

Moray, Scotland

CCL Property are delighted to bring to market a long-established hair salon in a thriving town in Moray, Scotland. This is a well performing business that is offered as a true turnkey opportunity also with the opportunity to use this versatile space for another commercial use. Viewing is recommended to appreciate the quality of facilities on offer.

The business is owner operated and trades 5 days a week with a team of loyal staff. In operation for over 10 years, the ethos of this business is all about customer satisfaction and aims to care for all their customers. This ethos has meant that the business has provided a bespoke quality of services which has led to the business maintaining a steady trade and a fair annual turnover. It benefits from year-round trade and enjoys strong repeat business with some clients having visited the salon regularly for 12 years.

The premises profits from its position in the popular, busy North East of Scotland town and has good transport links into the city centre, which is within a good proximity.

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The premises profits from its position in the popular, busy Moray area in Scotland and has good transport links into the city centre, which is within a good proximity. The premises is also within walking distance from the city centre.

The Property

The property comprises of a ground floor retail unit which is currently utilised as a hairdressing salon. In its current layout, the property composes of a reception counter with small waiting area at the entrance. Just after the reception and to the left there is a large space which contains 10 work stations and 3 hair basins. Continuing through to the back of the building, there is a customer toilet, staff toilets, 2 large communal areas for staff which include worktops and storage cupboards and other facilities. There is also a small office space out the back.

The approximate net internal floor areas are as follows: Salon Floor 10.04m x 3.94m x 2.5m; Wash Station Area 3.2m x 2.3m; Reception Area 9.533m x 4.845m x 3.97; Toilet 1.98m x 1.92m; Communal Areas 3.584m x 5.8m and 2.07m x 2.8m; Office Space 2.2m x 1.3m and Toilet 2.2m x 0.7 m

Although the property is fitted for use as a hairdressing salon, it would be capable of being adapted to an alternative retail use, leisure use or professional use.

External

There is an external fenced area to the rear of the property which can be used for refuse storage etc.

Situation

The property if offered on a leasehold basis and occupies an excellent trading location in the busy area of Moray, Scotland

The Moray offers a wide range of services and amenities including shopping, business, and leisure facilities, together with primary and secondary schooling and health care facilities. National retailers exist alongside specialist shops and there is a library, sports centre, and swimming pool.

PROPERTY

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