



Satchells

7 Brand Street, Hitchin, Hertfordshire. SG5 1HX

Web site: www.satchells.com E-mail: commercial@satchells.co.uk Tel: 01462 600900

FOR SALE

Business and premises with garage.



Guide Price: £125,000

18 High Street Sandy, Bedfordshire. SG19 1AQ

Established 1922 with offices in: Hitchin, Letchworth, Baldock, Stotfold, Shefford, Biggleswade.

Satchells is the trading name of Satchells Estate Agents Limited Registered in England & Wales 9183978

Directors: John Hilditch FNAEA, Heather E Hilditch, Alan Hilditch, and Derek Hilditch

Head Office: 49 High Street, Biggleswade, Bedfordshire. SG18 0JH.

Registered office: Unit 1b, Focus 4, Fourth Avenue, Letchworth Garden City, Hertfordshire. SG6 2TU.



In Brief: After 40 years in total and the last 20 years from their current premises our client now wishes to pass on their business as a going concern along with their premises.

The premises: A leasehold ground floor element of a larger building consisting of 2 salon areas, kitchen/stock room and additional ancillary space of toilets, entrance hall, and storage cupboards and a single garage En-block.

Salon area 1: Located to the front of the premises and is about 186 Sq. Ft. (about 14' x 13'03")

Salon Area 2: Located behind beyond salon area 1 and is about 210 Sq. Ft. (about 15'1 x 13'11)

kitchen/stock room: Located beyond the second salon area and is about 139 Sq. Ft. (about 14' x 9'11").

From the rear door of the kitchen / stock room a door leads to an outside yard area for disability access and has right of passage over it to the single En-block garage.

- The Business:** Established for over 40 years, but with the last 20 of which have been from their current premises, the salon provides a wide range of hairdressing services.
- Use:** Formally the premises were of residential use, with the current owners changing this to commercial use as a hairdresser.
- Tenure:** Leasehold. 99 years from 1st September 1975 with a ground rent payable which is TBC.
- VAT:** All prices are quoted exclusive of VAT.
- EPC:** Rated 'D' 78 valid until 2nd March 2033.
- Rates:** The VOA website provides a rateable value of £3,450 currently rising to £3,850 from the 1st April 2023

Agents notes:

Whilst being advertised as a whole with our client owning both the business and the premises, the 2 are not linked together formally, and as such any agreed purchase price will be divided into 2 elements 1 for the premises and 1 for the business.

Please also note that the sale of the business will be an asset sale, and as such it should be a simple and straight forward transaction with the structure being based on an amount for the listed assets, such as fixtures and fittings, name, good will, staff etc.

Stock at Valuation: As the business will continue to trade until a sale is completed, there will be a requirement for the purchaser to make an additional payment for any stock held on the completion date. This will be calculated and agreed by each party on the value of stock held such as shampoos, tints and hair dyes etc.

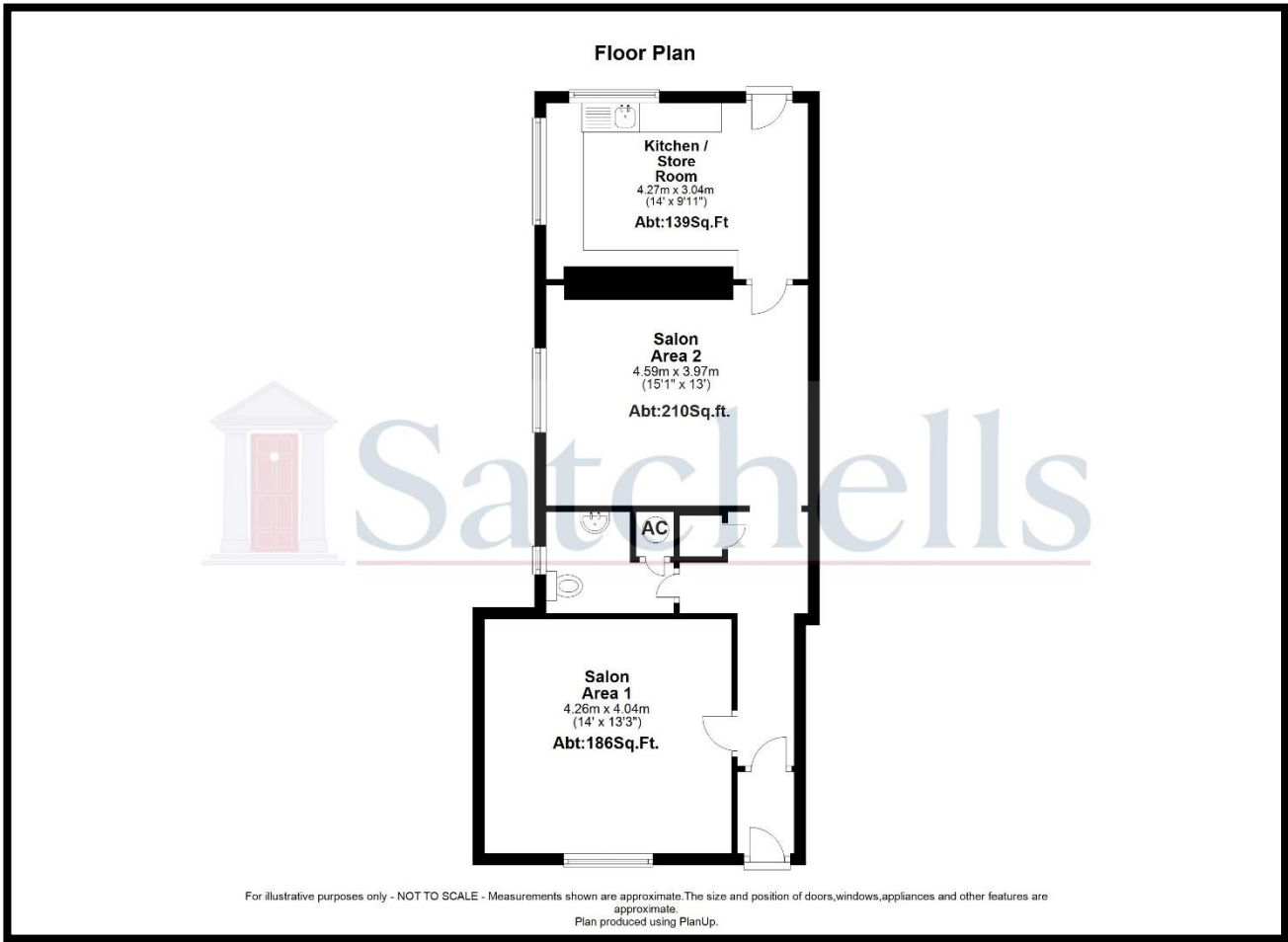
Ground Rent: The current ground rent payable is currently waived by the landlord as they use the En-block garage, and we can not yet ascertain if this relationship can continue.

Viewing arrangements: By appointment in the first instance via Satchells.

Draft particulars subject to change: These particulars are intended as a guide only and do not offer any form of contract. All measurements are approximate Satchells have not tested any fixtures or fittings or carried out any kind of structural survey. All parties are advised to satisfy themselves

to the position of; user class, rates, and VAT before entering into a purchase or lease. Any floor plans added are not to scale and for descriptive purposes only. Some or all images may have been enhanced using Photoshop or similar.

Floor Plan:



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