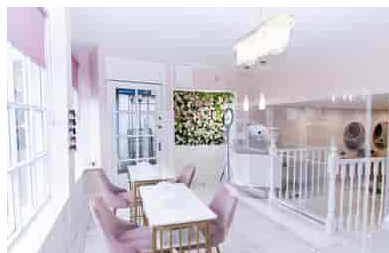


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Beauty to Perfection, located on North High Street in Musselburgh, offers a prime investment opportunity. Musselburgh, just seven miles from Edinburgh, is ideal for commuters and has a weekly footfall of about 9,130, peaking on Saturdays. The town features amenities like Fisherrow Harbour and Musselburgh Links golf course.

This well-established hair and beauty salon rents spaces to self-employed professionals and is currently operating at less than half capacity, offering room for growth. It boasts a strong social media presence, a top-ranking website, and hundreds of 5-star reviews on Google and Fresha. The property is a tastefully refurbished ground floor retail unit with luxurious decor. Overall, Beauty to Perfection combines a prime location, high service quality, and a luxurious environment, making it an excellent investment for beauty professionals.



- Immaculately presented
- Prime location
- Leashold - by negotiation
- Excellent reputation & reviews
- Well equipped

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115 North High Street | Musselburgh | East Lothian | EH21 6JE

£50,000

Situation

This charming property on North High Street in Musselburgh blends historical charm with modern convenience. Musselburgh, known as the "Honest Town", is East Lothian's largest settlement, rich in history and just seven miles from Edinburgh, making it ideal for commuters. The town, with a weekly footfall of about 9,130, peaks on Saturdays and offers a mix of traditional and modern amenities, including Fisherrow Harbour and Musselburgh Links golf course.

The property is well-connected, with Musselburgh Train Station providing direct services to Edinburgh in 7 minutes, up to 26 times a day. Numerous bus routes and the nearby A1 trunk road offer additional travel options. Residents enjoy local amenities such as supermarkets, shops, restaurants, leisure facilities, and excellent educational institutions. The scenic riverside and parklands offer outdoor activities and relaxation.

This North High Street property is ideal for those seeking a vibrant community with excellent transport links to Edinburgh, rich history, and a wide range of local amenities, appealing to commuters, families, and history enthusiasts alike.

The Business

Beauty to Perfection is a well-established hair and beauty salon located in Musselburgh. The salon operates under a cohesive business brand and offers rental spaces for self-employed professionals within the beauty industry. The facility is designed to accommodate a variety of beauty services and is currently operating at less than half capacity, providing ample opportunity for additional self-employed hairdressers and beauty therapists to join.

In total, there are 7 hair stations, 2 backwash basins, a hair utility area, 2 brow stations, 3 makeup stations, 3 nail desks, and a beauty room.

Beauty to Perfection boasts a highly engaged social media presence on Instagram and Facebook, which helps in attracting and retaining clients. The salon's website is well-optimized and ranks at the top of Google search results. Additionally, the business has garnered hundreds of 5-star reviews on Google and the Fresha booking platform, reflecting its high customer satisfaction and excellent service quality.

This salon offers a luxurious and welcoming environment, making it an ideal location for beauty professionals looking to establish or expand their client base. The combination of a prime location and exceptional service makes Beauty to Perfection a standout choice for both clients and beauty professionals.

Property

Beauty to Perfection is a traditional ground floor retail unit that has been tastefully refurbished to form a contemporary hair and beauty salon. Located within a mid-terraced building at 115 North High Street, Musselburgh, the salon benefits from large full-length windows at the front, allowing natural light to flood the space.

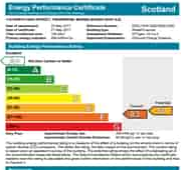
Upon entering, clients are welcomed into a luxurious and high-end decor environment that exudes class and warmth. The salon is designed to provide a home-from-home experience, ensuring that every client feels comfortable and valued.

The layout includes a step up to the rear salon area, which provides access to the cloakroom, toilets, and staffroom. Additionally, there is a fire escape at the rear of the property for safety.

The salon is well-equipped with 7 hair stations, 2 backwash basins, and 1 hair utility area. It also features a kitchen space, a garden, 2 browbar stations, 3 makeup stations, 3 nail desk stations, and 1 beauty room. This comprehensive setup allows Beauty to Perfection to offer a wide range of services, including hair colouring, styling, extensions, various beauty treatments, and more, all in one convenient location.

External

The property opens directly onto the pavement on North High Street. There is a small garden area at the rear of the property.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.