Altered Image Hair Design

121 Mid Street, Keith, AB55 5AA

Offers in Region of £80,000

ccl
PROPERTY

121 Mid Street

Keith, AB55 5AA

CCL are delighted to bring to market this well-established ladies and gents hair salon in the centre of Keith. Operating for over 20 years, Altered Image Hair Design is a long established business with an excellent reputation and loyal customer base. The salon is split over two floors with 2 hairdressing positions and 2 wash stations downstairs as well as a further 2 hairdressing positions and 2 wash stations upstairs. There is also, currently unused but operational sunbed on the first floor which could provide additional income.The business sits in an excellent trading location surrounded by a mix of a variety of other retail units and residential housing in addition to its proximity to the A96.

Altered Image Hair Design is situated on the East side of Mid Street, in a central position within the town of Keith. Surrounding properties are a mixture of commercial and residential dwellings. Keith is a charming historic town with authentic narrow streets. The town is divided in to Keith and Fife Keith by the river Isla. With a history of cattle trade and textile heritage, the town of Keith still is a thriving community. The Annual Keith Country Show has been going for over 140 years and is one of the most prominent events in the Scottish agricultural calendar. Nestled in the Isla valley, bustling Keith has got four distilleries, numerous traditional shops, good restaurants. The Keith & Dufftown railway is a popular tourist attraction where visitors can travel on ‘the Spirit of Speyside’ through spectacular Scottish scenery. There is ample to see and do in Keith, with an 18-hole golf course, tennis courts, a bowling club, squash court, skate park, multiple football pitches and a large sports hall. The swimming pool has been refurbished with a gym and sauna. room added to the facilities. There are excellent schools and local amenities.

The Business

The business currently operates 9am–3pm Monday, 9am-5pm Tuesday, 9am-1pm Wednesday, 9am-5pm Thursday (opening until later if required), 9am-5pm Friday and 9am-1pm Saturday with potential to increase trading times to accommodate demand.

External

This is a wonderful opportunity to acquire a fully equipped business with a prominent high street location and great opportunity to expand. This business is well established and easily managed making it the perfect opportunity to acquire a successful business with an enviable reputation for quality and service.

New owners will be able to benefit from being able to commence immediate trading.

Ground Floor

Ground Floor

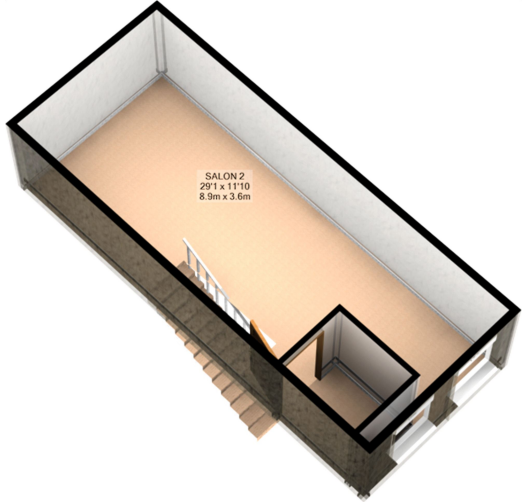
The salon is split over two floors with 2 hairdressing positions and 1 wash stations downstairs as well as a further 2 hairdressing positions and 2 wash stations upstairs and an operational sunbed on the first floor which is currently not in use but offers great opportunity to increase income. In addition, there is also great potential to add a nails and beauty aspect to the business.

At longest and widest the ground floor salon area is approximately 6.8m x 3.6m. To the rear of the salon there is a kitchen area (3.6m x 2.0m) and W/C (2.0m x 0.9m). 2 wash stations and 2 hairdressing positions are also situated on the ground floor as well as a staircase which leads to the upper floor.

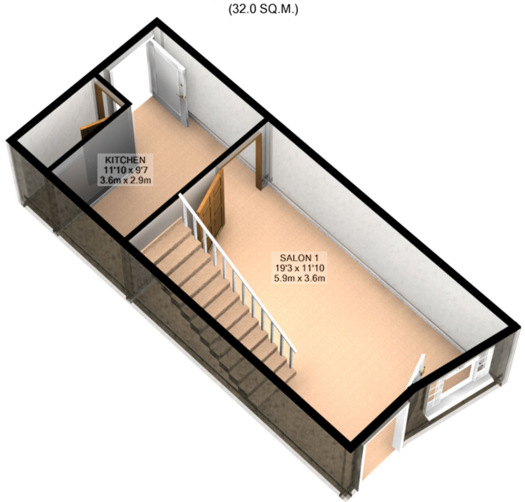
First Floor

First Floor

Similar to the ground floor, the first floor salon area is approximately 8.6m x 3.6m which also has 2 wash stations and 2 hairdressing positions as well as an operational sunbed which is currently not in use but offers great opportunity to expand the business along with the potential to add a nails and beauty aspect to the business.



1ST FLOOR
APPROX. FLOOR
AREA 344 SQ.FT.
(32.0 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 332 SQ.FT.
(30.9 SQ.M.)

ALTERED IMAGE HAIR DESIGN, MID STREET, KEITH, MORAY, AB55 5AA
TOTAL APPROX. FLOOR AREA 676 SQ.FT. (62.8 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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PROPERTY

62 High Street, Elgin
Moray
IV30 1BU
01343 610520
info@cclproperty.com