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*The Cutting Room*

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REDKEN

THE  
CUTTING ROOM  
STAND  
BY



7 High Street • Rusthall (Tunbridge Wells) • Kent TN4 8RL - **Hairdressing Salon – To Let**





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## Location

Rusthall is situated approximately 1.8 miles to the west of Tunbridge Wells, separated by The Common. It is directly accessed via the A264, Langton Road.

The High street is an important neighborhood centre offering a range of local facilities and includes a One Stop convenience store and post office.

## Description

This shop comprises a principal open plan area currently trading as a hairdressing salon, having been established for a number of years. The property is offered with the current fixtures, fittings, equipment and stock.

There are 42 LED ceiling spotlights throughout the salon.

To the rear of the shop the landlord will be forming a new office & kitchenette along with a rear access door, and there is also a WC.

## Floor Area

Sales Area –	358 sq ft (33.24 sq m)
Office / Kitchenette –	33 sq ft (3.09 sq m) – <i>to be formed</i>
Internal storage –	59 sq ft (5.50 sq m)
WC – not measured	
<b>Total</b>	<b>450 sq ft (41.80 sq m)</b>

## Rent

**£9,750 per annum**, exclusive of all other outgoings

## Terms

A new lease on effective full repairing and insuring terms, via a landlord's service charge.

## Fixtures, Fittings & Equipment

The current business is prepared to sell the existing fixtures, fittings, equipment and stock, if required.

The principal items include:

- 6 no. Belmont Cutting Chairs
- 3 no. back adjustable wash basins
- 3 no. Belmont basin chairs
- 2 no. Wella Climazones
- Stock includes Redken Basin Shampoo and Conditioner and range of other Redken products and Colour Wella, L'Oréal Vidal Sassoon, etc.
- 150 no. towels
- Stereo system with speakers
- 3 no. colour trolleys

Further details on application.

## Business Rates

Ratable Value is £5,800 – Small Business rates Relief, attracting nil charge will apply, subject to certain qualifying factors.

## Viewing Arrangements

As the business continues to trade, appointments are strictly by appointment through the agent's office.

**Subject to contract, references and a rent deposit.**

## COMMERCIAL

**Contact Rupert Farrant  
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