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68 Grosvenor Road • Royal Tunbridge Wells • Kent TN1 2AS
Health & Beauty Salon – Business & Lease For Sale

COMMERCIAL

Location

Centrally located on one of the main arterial routes into the town centre. These premises are also easily accessible by foot, being a short distance from the Royal Victoria Place Shopping Mall. There is a large multi storey car park (600 spaces) on the corner of the junction of Grosvenor Road and Upper Grosvenor Road.

Description

A ground floor retail premises having been established as a Health & Beauty business for over 3 years. Durlings are instructed to seek a purchaser for the business and the lease, which includes all fixtures, equipment and fittings, along with an extensive computerised client database and system. The name "Royale Retreat" is to be excluded from the sale.

Accommodation / Floor Areas

The premises are arranged over ground and basement levels. The ground floor broadly comprises a reception area, and 3 treatment rooms (one with a shower). There is also a separate WC on this floor. There are ceiling mounted air conditioning units fitted. In addition there are radiators with covers. The basement area is accessed via a spiral staircase and is arranged as a single area and is currently used as staff and storage and also has kitchen facilities. The premises throughout have been refurbished and maintained to an excellent standard allowing the new owner to continue trading without interruption.

Ground Floor -

Internal frontage – 4.65m (15ft 3in.)
Maximum depth – 12.18 m (39ft 11in.)
Overall – Sales area – 6.64 sq m (610 sq ft)

Basement

Overall area - 21.05 sq m (227 sq ft)

- *Air Conditioning*
- *Ceramic Floor Tiles*
- *Inset Spot Lighting*
- *Integrated Ceiling Fitted Music System*
- *Radiator Covers*
- *Fish Tank*

Accounts / Equipment

Further detailed information, on both accounts and the equipment, included in this sale, are available on request.

Tenure

Leasehold

Lease Terms

A new sub under lease is available, terms by arrangement. Details on request.

Rent

For a term expiring 25th August 2031 a commencing rent of **£10,800 per annum**, exclusive of all other outgoings.

For shorter leases the commencing rent will be **£11,400 per annum**, exclusive of all other outgoings

The tenant has an obligation to contribute toward the insurance and maintenance of the building – further details on request.

Price

For the goodwill, fixtures, fittings, equipment, and leasehold interest, offers are being sought in the region of **£17,500**.

Business Rates

Rateable Value of £12,750 - Small Business Rates Relief may be available, subject to certain qualifying factors.

Viewing Arrangements

Strictly by appointment and accompanied as the business continues to trade.

Disclaimer

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
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Subject to contract, rent deposit, and receipt of satisfactory accounts and references

Details revised – 28.11.14

