

HUMMERSTONE & HAWKINS

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GENTLEMANS BARBERS IN BLACKFEN TO LET



MAN CAVE A TRADING BARBERS
AVAILABLE FOR SALE

LANDLORD WILLING TO
DISCUSS A NEW LEASE

ADVISED WEEKLY SALES RANGE
BETWEEN £700 & £1,000

3 CUTTING STATIONS /
SEPARATE ROOM TO WASH HAIR

CURRENT RENTAL OF £11,400
PER ANNUM

ALL FIXTURE AND FITTINGS ARE
TO BE INCLUDED IN THE SALE

312 WESTWOOD LANE

BLACKFEN, SIDCUP

DA15 9PT

Tenure: FOR SALE

Asking Price: £15,000

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Blackfen is a largely residential area of South East London within the London Borough of Bexley and is located some 3 miles north of Sidcup, 1 mile south of Welling and around 2 miles west of Bexleyheath.

The area has excellent road links with the A210 (Blackfen Road) running in a westerly direction to Eltham and an easterly direction to Bexley. The main A2 trunk road passes close by where connects can be made to the M25 and Dartford Crossing.

Blackfen has a busy shopping centre with businesses in the area including a CO-OP supermarket, Tesco's express, Costa Coffee, Betfred, Coral and numerous independent and specialist retailers.

The subject property benefits from a prominent position on the corner of Lyndon Avenue directly opposite the COOP supermarket. For customers parking can be found in nearby side roads or the local supermarket.

DESCRIPTION:

The premises comprises a ground floor lock up shop with a glazed frontage which incorporates a single entrance door and is secured by a metal shutter. The premises have been redecorated and has been trading as a gentleman's barbers for the past year. In the main shop area are 3 cutting stations, a reception counter and a client's waiting area. There is a side passageway giving access to an internal room (with demountable walls) which houses one hair washing basin. Behind and at the rear of the property is a tea making area and a rear door.

There is presently an outside toilet, but we understand that the landlord has agreed to bear the cost of installing an internal toilet. Interested parties are advised to seek their own confirmation of this.

THE BUSINESS:

We understand that the business is open to trade 6 days a week from 9am through to 7pm. The owner employs one member of staff who covers 5 days and is paid 60% of his income. We understand that all fixture and fittings are to be included in the sale.

During our inspection, our client advised that weekly sales averaged between £700 & £1,000 although applicants are advised to confirm any sales figures

TENURE:

The premises is currently held on a 16-year lease which commenced on the 25th December 2005.

The rent passing rental is said to be £11,400 per annum.

A rental deposit will be required subject to status.

NB: We understand that the current owner would be willing to offer a new lease where terms would be negotiable.

EPC:

The premises has an EPC rating of D - 82.

RATES:

The premises has a rateable value of £4,500 and therefore we would recommend interested parties making enquiries at the local council with regards to small business rate relief.

LEGAL FEES:

Each party are to be responsible for their own legal costs

VIEWING ARRANGEMENTS:

No direct approach may be made to the property. For an appointment to view, please contact the agent. Hummerstone & Hawkins T: 0208 303 1061

These particulars are issued on the distinct understanding that all negotiations shall be conducted through Hummerstone & Hawkins, to whom the result of inspection should be communicated. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and no tract. Responsibility cannot be accepted for inconvenience or loss viewing however caused, but appointments to view can be arranged by request.



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