

# Gifford Dixon

Commercial Property

## FOR SALE



**Established & Profitable Hair Salon**  
**Prime West Didsbury Location**  
**Average Annual T/O £350k-400k**  
**Profit figures available on request**  
**Lease until June 2025**  
**£18,750pa rent**

**OFFERS INVITED**  
**(Goodwill, fixtures & fittings + SAV)**

[gifforddixon.co.uk](http://gifforddixon.co.uk)

# 0161 667 1317

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## LOCATION

The property is situated in a prime position in the very busy and affluent area of West Didsbury in South Manchester.

West Didsbury has gone from strength to strength over the past decade and is now a preferred destination to young professionals and families alike. The surrounding area boasts a range of retail and restaurant premises which caters for every need.

## DESCRIPTION

The property is located on a parade of retail and restaurant premises along one of the principle roads within West Didsbury. It is a well known and popular hair salon and offers the intended purchaser the chance to take on a true turn-key opportunity.

## REASON FOR SALE

The owner of the business has decided with a heavy heart that it is time to seek other opportunities and believes that a fresh impetus would only boost the Salon going forward, with significant scope to further increase turnover.

## TERMS

The premises are available by way of an assignment of the existing 15-year effective FRI lease from 24th June 2010. The lease is subject to 3 yearly rent reviews and benefits from security of tenure.

## PREMIUM

Offers Invited.

## RENT

**£18,750** per annum.

## SERVICE CHARGE

There is a contributory service charge associated with this salon to cover external maintenance and repair. Further details can be provided on request.

## EPC RATING

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## BUSINESS RATES

Rateable Value (2017 List) - £17,000

Rates Payable are believed to be in the region of £8,480 based on a rate of 49.9p/£ (2020/21)

## LEGAL COSTS

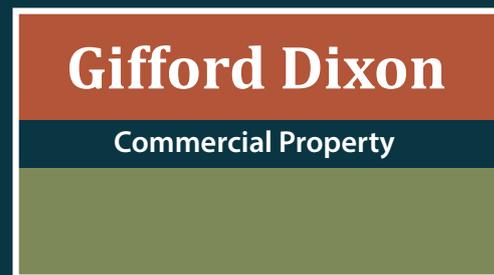
Each party are to be responsible for their own legal costs incurred in this transaction.

## VAT

We understand that VAT is applicable to the rent and service charge on this property.

## VIEWINGS

Strictly by appointment with :



## Steven Gifford-Dixon

T: 0161 667 1317

M: 07779 263914

E: [steven@gifforddixon.co.uk](mailto:steven@gifforddixon.co.uk)

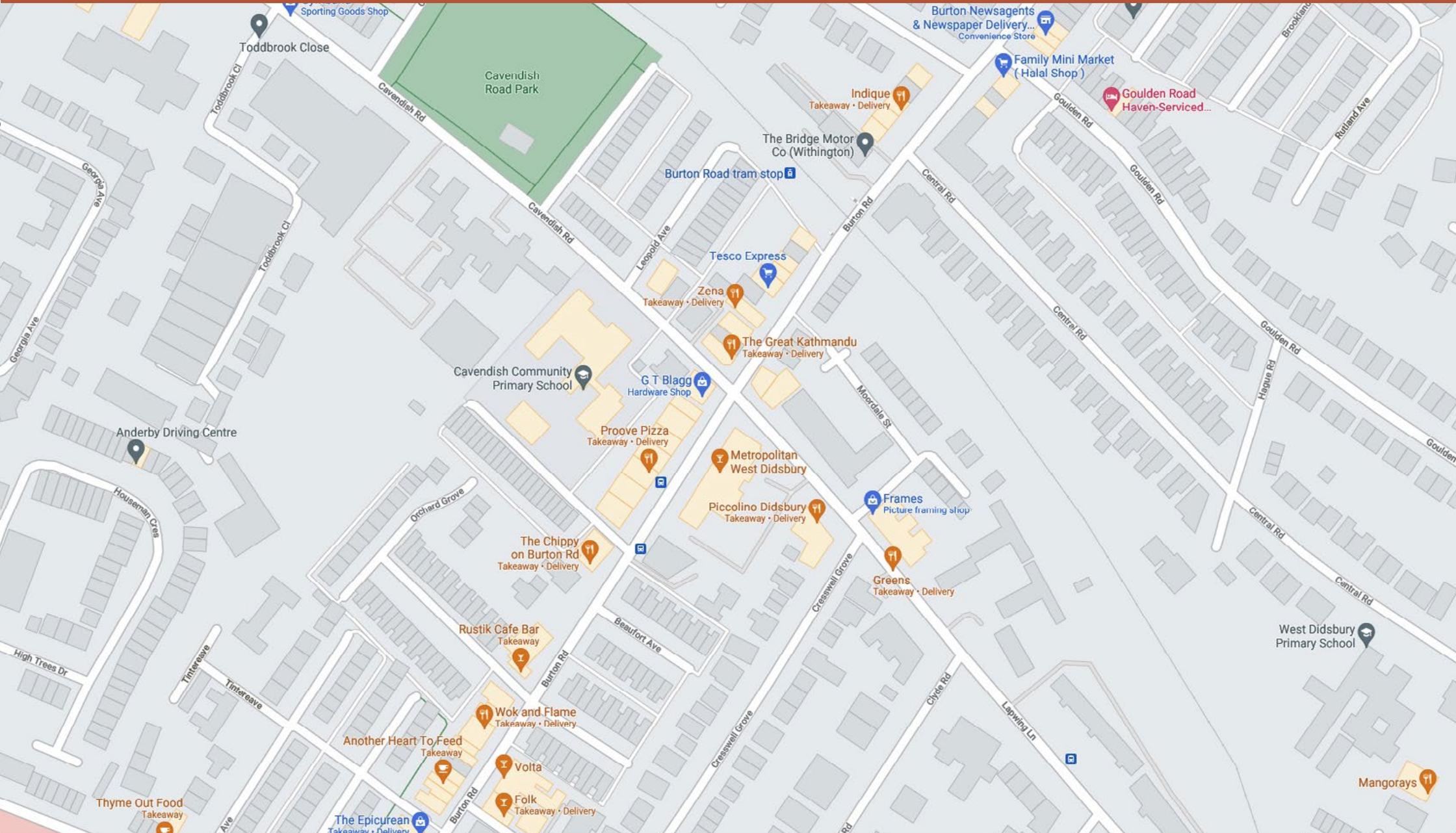
W: [gifforddixon.co.uk](http://gifforddixon.co.uk)

Subject to contract:

28th April 2021

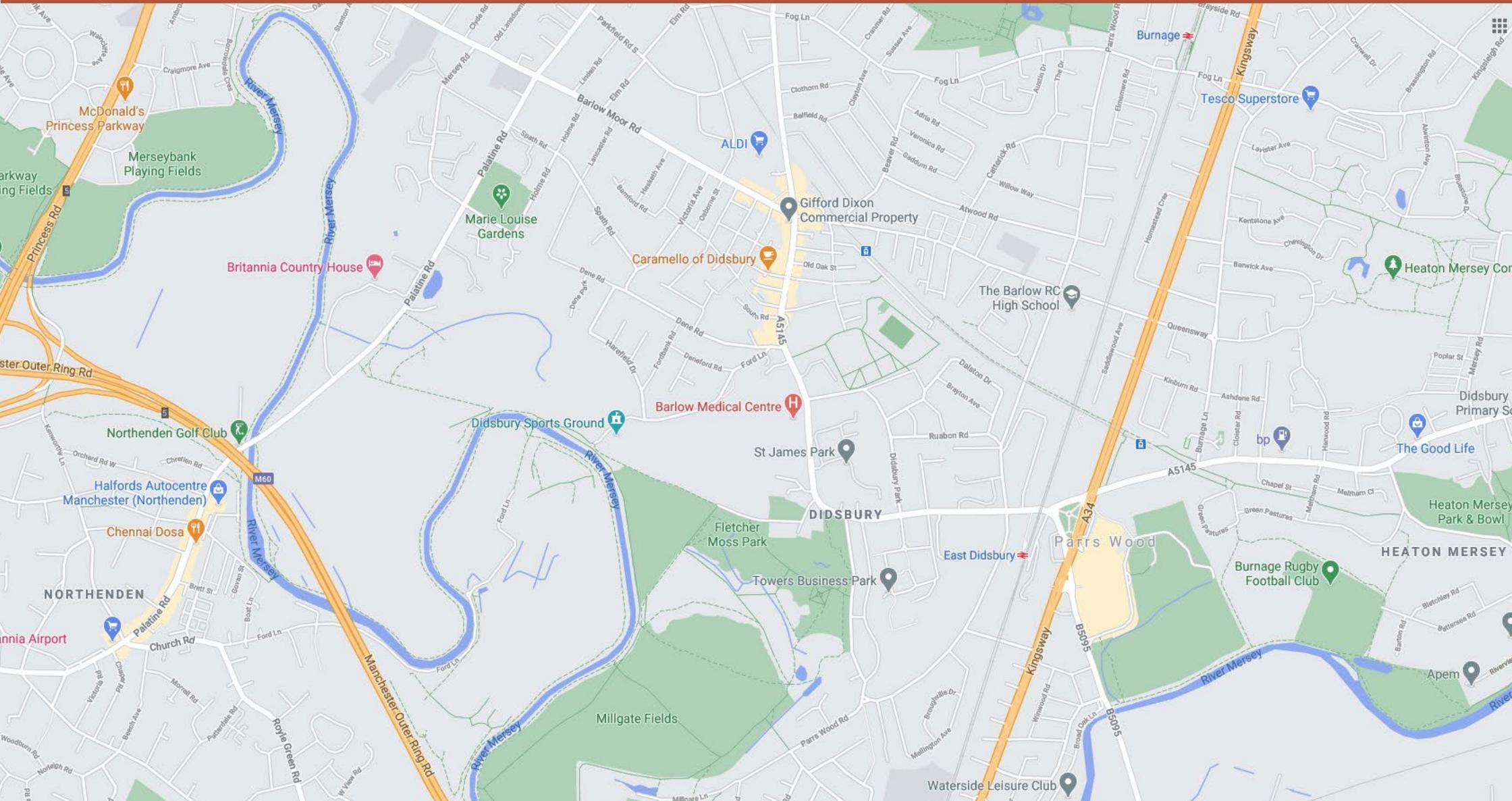
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