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***“An excellent opportunity to purchase an existing
hair and beauty business in Thornbury”***

TO LET

**11 ST MARY’S STREET, THORNBURY,
BRISTOL, BS35 2BH**



- **OPPORTUNITY TO SECURE A FANTASTIC CORNER UNIT IN THE ST MARY’S SHOPPING CENTRE**
- **ESTABLISHED AND POPULAR RETAIL POSITION**
- **EXISTING BUSINESS OFFERED FOR SALE AND READY TO TRADE FROM DAY ONE**
- **PASSING RENT ONLY £15,500 PER ANNUM, EXCLUSIVE**
- **NEW LEASE COULD BE AVAILABLE TO SUIT PURCHASER**

SUBJECT TO CONTRACT

LOCATION

The retail unit is located in The St Mary Centre, Thornbury which is a popular and thriving shopping centre situated in the heart of the historic market town of Thornbury in South Gloucestershire. Thornbury is an expanding town and is a popular location for commuters who work in and around Bristol, and hundreds of new homes are being built in the area. Occupiers trading within the popular shopping centre include Aldi, Greggs, Holland & Barrett, Savers, and a number of successful local trading businesses. There are also a number of free public car parks available in close proximity for shoppers.

DESCRIPTION

The property consists of a large, glazed return frontage, a reception area with desk, nail stations and customer seating. There are two partitioned treatment rooms and two partitioned sunbed rooms. To the rear of the property there are three hairdressing stations as well as a separate basin area. There is also a kitchen facility for staff and a single WC facility. The unit has been fitted to a high standard and is ready to continue trading from with immediate effect.

OPPORTUNITY

The existing business is available to purchase along with a full inventory attached to these details. Full trading accounts can be made available upon request.

PREMIUM

Upon application.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the approximate net internal floor area is as follows: -

Ground Floor: 1,113 sq. ft (103.40 sq. m)

TENURE

The property is offered to let by way of an assignment of the existing effectively full repairing and insuring lease, by way of a service charge. A new lease also may be available if required.

RENT

The passing rent is £15,500 per annum, exclusive.

PLANNING USE

We understand that the property benefits from Class E Use.

BUSINESS RATES

The property benefits from a Ratable Value of £16,500.

We would recommend that interested parties make their own enquiries direct with South Gloucestershire Council.

LEGAL COSTS

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

VAT

All prices quoted are exclusive of VAT, if applicable.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agent:-

Burston Cook

FAO: Holly Boulton BSc (Hons)

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Email: holly@burstoncook.co.uk

SUBJECT TO CONTRACT

March 2022

INVENTORY

The greeting

Entering the property via St Marys Way namely 2 number full glass doors. You will be greeted front of house and to the left with one number 420 x 350 x 1640 h product display cabinet.

Adjacent to a three door low level 1440 long x 420 wide x 660 high side dresser.

Above which sits a curved wall mounted 1100 x 620 Samsung interactive television.

Opposite the dress a waiting area incorporates two number two seater square line settees set in an "L" shape namely the corner of St Marys Way & St Marys Street. Within the interface of the "L" 500 x 500 x 500 occasional table completes the waiting area to front of house and therefore beyond.

The reception and associated

The reception area is closed off to the public via a 1500 x 1300 x 1080 high "L" shape white gloss work station.

The work surface brilliantly stands out as a white faux marble, within this space allows to facilitate the computer, interactive Wi-Fi, printer, phone, card reader, salon surround sound amplifier, still with adequate storage for administrative documents and stationary.

The nail bar

Common to the high gloss cabinets and marble work surfaces of the adjoining reception. The nail bar runs somewhat 3000 long x 600 wide x 770mm high to incorporate two number nail technician and customer work station. These station are serviced with individual nail equipment, adequate electrical sockets and three number storage cabinet for the associated products.

Behind the technician position the dividing wall to treatment one has three delightful vertical mirrors in silver lustre in an Edwardian style. One mirror of which has been adapted to incorporate gel nail products and associated coloured lacquer.

The adjoining salon corridor from front of house to the expansive facilities beyond.

The corridor runs parallel to St Marys Street, the full length plate glass window open outs the salon to the attractive street vista beyond. Situated within the 1700mm wide corridor are three number glass display cabinets akin to the front of house. Extra waiting also becomes available namely two single club chairs, a two seater club settee and associated occasional table.

Treatment room number One

Treatment room one is the first of four room off the corridor. This particular room is associated with eyelashes extensions classics Russian etc brow tinting and associated waxing's. Room one is also used for cosmetic and aesthetic treatments. Therefore incorporates a three door three draw 1400mm long x 400mm wide x 820 high dresser, associated treatment trolley and a robust reclining treatment bed, mirror and chattels.

Treatment room number Two

Treatment room two the second room of four room off the corridor. This particular room is associated with all forms of waxing's and numerous massages treatments including head & neck through to full body holistic messages, reflexology. The room therefore incorporates free standing shelving, two tall boy wall cabinets, associated treatment trolley and a robust reclining treatment bed, wall mounted mirror and chattels.

Sunbed room number Three

Incorporating a 3 phase Mega-Sun Super 4000 laydown sunbed, occasional chair, shelves, and dressing mirror.

Tower room number Four

Incorporating a 3 phase VT 2000 stand-up sun tower, occasional chair, and dressing mirror.

Hair dressing area.

Post the corridor, you will enter an area of circa 15.5m², this area is known as the hair dressing salon.

The wood clad walls expressing a western saloon style theme incorporated three number technician positions, associated mirrors hard wood shelf, foot rail, ample electrical sockets. Opposite to the technical position is a bespoke tilting hair washing basin and reclining chair position.

The utility and staff kitchen area

The utility incorporates three number 600mm wide twin door lockable tall boys in brilliant white gloss akin to the front of house. These secure cabinets are specifically used to facilitate COSHH storage, associated salon ancillaries, client, and business documentation also six number 900 x 300 x 300mm secure staff lockers.

The kitchen incorporates one number two door tall boy within the mid-section a CDA 900 watt integral microwave. Thereafter a 500mm x 3 draw base unit, 600mm single door base cupboard unit. The work top incorporates the salon mixing area. An 800mm double sink cupboard base unit in brilliant white, a 1000x600 left hand drainer with Monobloc sink taps. Under counter Electrolux fridge, toaster, kettle and finally a Beko 10kg automatic washing machine, AXI condensing tumble drier.

Beyond the internal fire door

This intrinsically safe area incorporates the internal mains water stop cock, three phase metering, associated distribution cabinet and salon integrated zonal fire alarm.

To the right this zone leads to a wash-hand basin anti-chamber and integrated client and staff WC
To the left leads to the fire exit and beyond a secure court yard with a single dedicated therefore permitted staff parking.

Salon chattels and associated equipment

Anything none-specifically listed within the salon will be included within the sale.