



MUSE BEAUTY LOUNGE, 25 MAYFLOWER STREET, PLYMOUTH, PL1 1QJ

REPUTABLE AND POPULAR NAIL AND BEAUTY SALON. Excellent city centre trading position in Plymouth. Impressive lock-up premises refurbished and superbly presented with charming beauty salon, treatment room, kitchen and WC. Well established business. Turnover approx. £77,851 per annum. Gross Profit approx. £47,194 per annum. Genuine potential. Rent only £834pcm. Viewing recommended.

- **IMPRESSIVE NAIL AND BEAUTY SALON**
- **EXCELLENT CITY CENTRE TRADING LOCATION**
- **GROUND FLOOR SALON, BEAUTY ROOM AND STORE**
- **FIRST FLOOR SALON/STUDIO, KITCHENETTE AND WC**
- **REPUTABLE AND WELL ESTABLISHED CONCERN**
- **T/O APPROX £78000PA, GP APPROX £47,000PA**
- **RENT ONLY £834 PER CALENDAR MONTH**

LEASEHOLD – BUSINESS TRANSFER O.I.R.O: £19,950 SAV SOLE AGENTS

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LOCATION:

Plymouth, with a population of over 264,000 is the largest city in the West Country. Largely rebuilt since World War II it is now a thriving industrial and commercial centre and is still one of the Royal Navy's principal base and warship repair dockyards. The city has excellent educational, recreational and entertainment facilities and access to the rest of the country is gained by road via the A38/M5 motorway and by rail. Europe is also accessible by the car/passenger ferry which is operated from its terminal at Millbay Docks.

DESCRIPTION:

This impressive and highly popular nail and beauty salon occupies an excellent trading position in Mayflower Street, in the main city centre of Plymouth. There are a full variety of businesses and trades represented nearby, and these include numerous multiple concerns such as Sainsbury's, Iceland, Subway etc. Plymouth's expanding university and indoor shopping mall are within comfortable walking distance and the whole area is serviced by several large public car parks.

The premises are lock-up and briefly comprise a smart, well-appointed salon area and beauty studio at ground floor level, with an attractive secondary beauty studio to the first floor.

Under the present ownership, the premises have been extensively renovated and refurbished to provide a most appealing trading environment. At present, the first-floor area is unused but provides excellent potential for future development. An early viewing appointment is strongly recommended to fully appreciate the location and quality of this reputable and popular nail and beauty salon.

SCHEDULE OF ACCOMMODATION:

GROUND FLOOR [Approx. 40sqm]

MAIN SALON Well-appointed salon area with wooden floor, track spotlighting, flatscreen TV, service counter incorporating nail bar with customer seating positions, wash-hand basin, raised customer pedicure seating area. Access to:-

BEAUTY ROOM With wood floor, wall cupboard, wash-hand basin and track spotlighting.

INNER HALL/STORAGE AREA With access to outside rear and stairs to first floor.

FIRST FLOOR [Approx. 40 sqm]

SALON AREA 2 A large salon and studio area with picture window to front aspect, attractive wooden floor and track spotlighting to ceiling.

NOTE: At present this room is not used by our client but it could be utilised for a variety of ancillary beauty treatments/uses i.e. tattoo, hair, massage etc.

KITCHENETTE A small kitchenette area with range of cupboard units with worktops and window to rear aspect.

STAFF WC With low level WC and vanity sink unit.

SERVICES We understand that mains water, electricity and drainage are connected to the property.

BUSINESS:

TRADE is that of a **RENOWNED AND HIGHLY POPULAR NAIL AND BEAUTY SALON** which enjoys an enviable trading position in the heart of Plymouth's main city centre.

The business was **ESTABLISHED** by our client in February 2024 and during their tenure, they have established a consistent and loyal customer base, founded on a friendly and professional service.

Our client presently offers a variety of services including manicures, pedicures, microblading and eyelashes.

The business is **CURRENTLY RUN** by one full-time proprietor together with some casual part-time staff as required.

We understand that the **CURRENT OPENING HOURS** are from 9.00am to 7.00pm Tuesday to Saturday. The business is **WELL ESTABLISHED** and enjoys a consistent and loyal customer base with regular year-round trade.

We understand that the **ANNUAL TURNOVER** for the year ending 05 April 2025 amounts to approximately £77,851, achieving a **GROSS PROFIT** of approx. £47,194. Additional trading figures can be made available to serious prospective buyers once they have inspected the premises.

Whilst trading successfully, it is felt that there is still **GENUINE POTENTIAL** to further develop the business. At present our client only operates from the ground floor. It is felt that the first-floor salon could be utilised for additional beauty treatments or even sub-let to generate additional income.

We understand that **STOCK** to be taken over at valuation upon completion should amount to approximately £1,000.

An ideal opportunity to acquire a reputable and well-established nail and beauty salon with a regular and loyal customer base which helps to ensure an excellent year-round trade.

TENURE / LEASE TERMS:

We understand that the premises are held on a 6-year commercial Lease from January 2024 [expiring 2030] at a current rent of £834 per calendar month, exclusive of rates and subject to rent reviews every 3rd year. We are advised that the Landlord will also consider a new lease if required. For fuller details please contact the agents.

COVENANT STATUS:

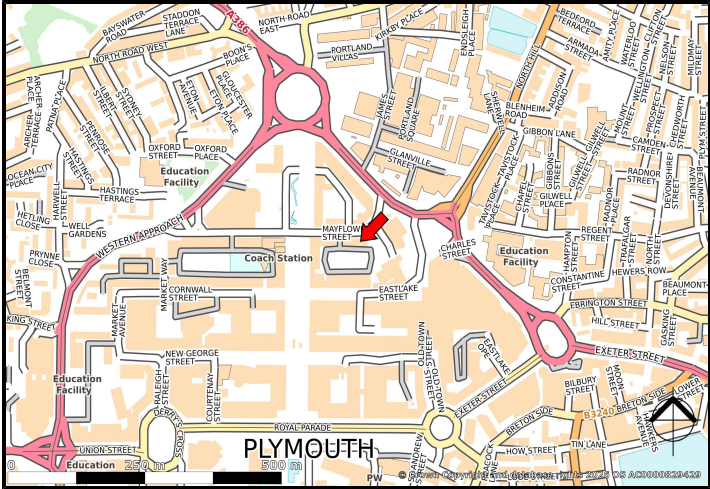
A deposit or other security may be required subject to covenant status.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.



BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £9,700. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (80).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Paul Goss on 07570 384544, 01752 206020
Email pg@listers.uk.com

Brian Hasell on 07570 384518, 01752 206020
Email bh@miller-commercial.co.uk

AGENTS NOTE: Huntley & Partners and Listers Property Consultants Ltd for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: [b] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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ANTI-MONEY LAUNDERING REGULATIONS: A successful tenant/buyer will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.