

Confidential Sale

EDINBURGH HAIRDRESSERS

- ✓ PROMINENT TRADING LOCATION IN EDINBURGH CITY CENTRE
- ✓ ESTABLISHED BUSINESS
- ✓ RENT £17,500
- ✓ RATES EXEMPT
- ✓ 72.33 METERS SQUARED
- ✓ GREAT SCOPE FOR DEVELOPMENT
- ✓ IDEAL FOR A HANDS-ON OWNER

Edinburgh Hairdressers (ref. 1242)

SITUATION

Edinburgh is Scotland's capital city, renowned for its heritage, culture and festivals. The city attracts large numbers of tourists and visitors to its ancient streets every year. Edinburgh's main attractions include Princes Street, Edinburgh Castle, the Royal Mile, Holyrood Palace, Arthur's seat and the Edinburgh Vaults.

PROPERTY

The property is a traditional Victorian built building, and is spread over the ground floor and basement areas.

INTERNAL DETAILS

The property is accessed through the main entrance to the front, which leads into the hair styling area where there are 3 hair cutting positions and a waiting area as well as a counter with a till system.

There is a stair way area leading down into the basement area which features 2 treatment rooms as well as an office and staff area.

ANCILLARY AREAS

There is an office area, w/c facility and laundry room in the basement area.

THE BUSINESS

The business was established 15 years ago by our client and has a great reputation. The business is ideally placed to cater for the surrounding office complexes complimentary businesses as well as the residential apartments. Our client currently utilises 1 hair cutting position whilst renting out a further 1 chair. It is possible to add 2 additional hair cutting positions in the basement level if desired alongside the 2 treatment rooms which are there. These could be rented out or used by the new owner.

This business is ideal for a hands-on owner or a partnership team, there is great scope for development for a new owner.

SERVICES

We are advised that all mains services are connected.

TRADING FIGURES

Full trading profit and loss accounts will be made available to seriously interested parties only after formally viewing the business.

TENURE

Leasehold.

PRICE

A guide price of **£25,000** is sought for the leasehold interest in the property, goodwill of the business and all fixtures & fittings pertaining thereto.

RATEABLE VALUE

The business is rates exempt according to the SAA website

VIEWING

Strictly by appointment via the sole selling agents Cornerstone Business Agents. Phone 0131 445 7222 or email info@cornerstoneagents.co.uk.

OFFERS

All offers couched in Scottish legal terms should be submitted to the sole selling agents.

Cornerstone Business Agents
The Walled Garden | Bush Estate | Midlothian | EH26 0SD
Phone 0131 445 7222 | Fax 0131 445 4300
email info@cornerstoneagents.co.uk

www.cornerstoneba.co.uk

Important Notes

Sales Particulars & Web Listings

Please note any information contained in sales particulars or web listings for businesses being marketed by Cornerstone Business Agents is intended for general guidance only and should not be taken as statements of fact.

Prospective purchasers should always seek independent professional advice before committing to purchasing a business.

Viewing Appointments

Many businesses are being marketed confidentially and the staff and locals may not know that the business is on the market, therefore a casual approach can adversely affect the business.

Formal viewing appointments should always be made via Cornerstone Business Agents by calling 0131 445 7222 or completing our [viewing request form](#).

If you wish to cancel an appointment or will be delayed please inform Cornerstone as soon as possible. During out of office hours please call the business direct - however only speak to the person to whom your appointment is with.

Please drop us an email at info@cornerstoneagents.co.uk or give us a call on 0131 445 7222 after you have viewed to let us have your thoughts and feedback on the business you have viewed.

Trading Figures & Accounts

As sales particulars are readily available to be downloaded from the internet it is rare that confidential trading figures are included in sales particulars. For reasons of confidentiality accounts are in most cases only available after a formal viewing. We understand that this can cause problems as it is pointless viewing a business that is not affordable. We therefore suggest that you call Cornerstone and ask for the agent handling the sale who will give guidance on trading levels and profitability before you view.

Business Finance

There are a wide range of funding options available to assist with a business purchase. Cornerstone work with a wide range of lenders and commercial finance brokers to ensure that purchasers of our clients' businesses obtain the most advantageous funding facilities available. Please contact us if you would like to discuss business finance options with one of our independent specialists.

We strongly advise that business purchasers discuss funding criteria with a specialist broker at an early stage. Discussing funding criteria with a single lender is unlikely to result in the best funding solution being found. Please call 0131 445 7222 to speak to one of our finance specialists.

Legal Aspects of Buying a Business in Scotland

You will need to instruct a Scottish solicitor to act on your behalf when buying a business in Scotland. Scottish law differs from English law. It is important to instruct a solicitor who is experienced in buying the type of business you are considering.

Cornerstone offer a list of solicitors that we can recommend. Please drop us an email to info@cornerstoneba.co.uk for more information.