

# BUSINESS FOR SALE

## HAIR & BEAUTY

100% SMALL BUSINESS RATES  
RELIEF AVAILABLE (SUBJECT TO TERMS)



BUSINESS TRANSFER

goadsby

**INA'S SALON**

1502 WIMBORNE ROAD, KINSON, BOURNEMOUTH, DORSET BH11 9AD



## SUMMARY >

- HAIR & BEAUTY SALON - HUGE POTENTIAL
- LOCATED IN SHOPPING PARADE WITH PASSING ROAD AND FOOT TRAFFIC
- SUPERBLY FITTED AND EQUIPPED BUSINESS
- LIMITED COMPETITION LOCALLY
- OWNERS RELOCATING



One  
Parking Space



C - 71  
EPC Rating



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## Location

Prominent main road position with passing foot and road traffic. Located in an area of dense residential housing. Bournemouth Town Centre approx. 4½ miles. Wimborne approx. 5 miles.

## Accommodation

Main Salon. Nail & Beauty Room. Store Room. Customer Cloakroom.

## Description

Through front door into **Salon** currently set up for 4 hairdressing stations, concealed LED ceiling lighting, feature wall lights, 2 hair vacuums, display shelving, laminated flooring, wall mounted electric heater, reception desk with shelving under, high chair, 3 person customer sofa, coffee table. Through to 2 backwashes, storage shelving, work top surface, stainless steel wash hand basin, microwave, fridge, treatment couch. Through into **Nail & Beauty Room** with nail table and equipment, pedicure chair, treatment couch, work top surface, wall and base units. **Lobby** with wall mounted electric heater, alarm control panel. Door into **Store Room** with shelving, hot water boiler, wash hand basin. Door into **Customer Cloakroom** with low level WC, wash hand basin, extractor fan. Double doors to rear with parking for 1 car.

## Trading & Business

The owners inform us that the premises are operated by the full time owner and her part time daughter. They currently operate as a hair salon with the addition of beauty, nails and lashes. Accounting information can be made available to genuinely interested purchasers.

## Rateable Value

£10,250 at the Uniform Business Rate of 49.9p in the £ for 2025/26. For the year 2025/26 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Information taken from the Valuation Office Agency website.

## Tenure

LEASEHOLD. The owners inform us that the premises are held under an original 5 year lease with approximately 3 years remaining, at a current rent of £12,120 per annum. We have not had sight of this lease documentation.

## Price

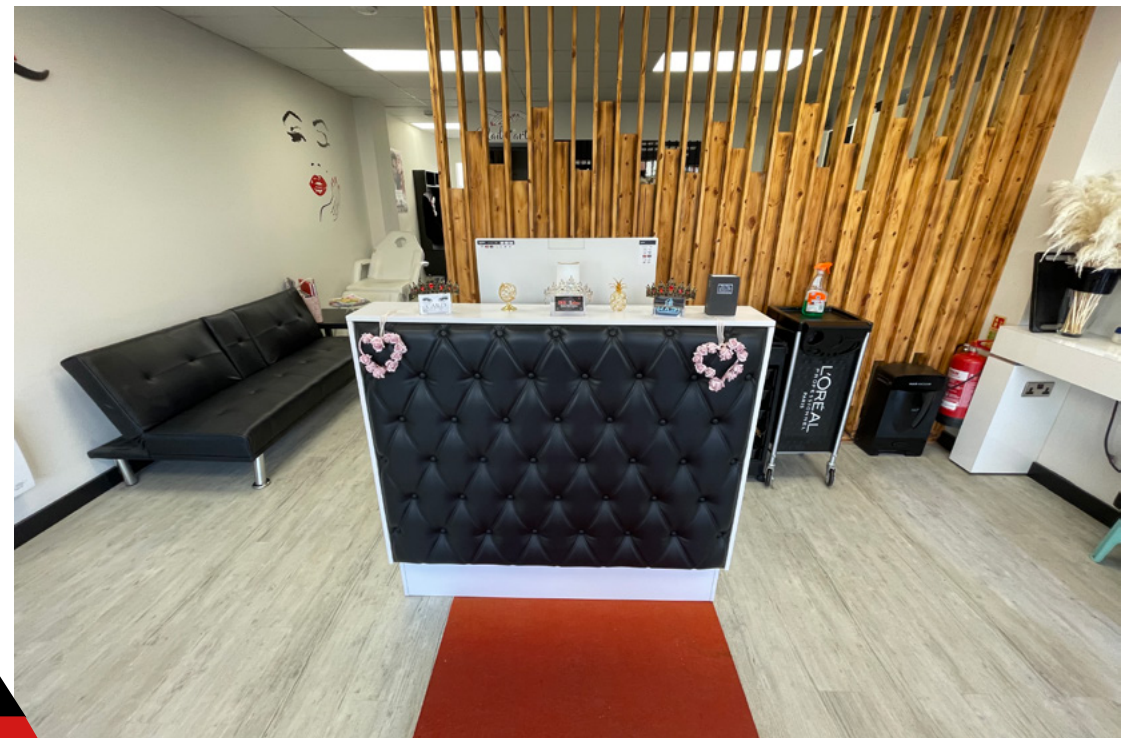
£39,950 plus Stock at Valuation to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

## Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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