








TO LET / FOR SALE

Retail

228-230 BANK STREET,
COATBRIDGE, ML5 1EJ

Business Sale Suburban Salon trade as a ladies hair and beauty salon and skin clinic and has been established 14 years

-  Main arterial route
-  High standard fit-out
-  Self-employment opportunity
-  Scope to increase turnover
-  Turnkey opportunity
-  Free car parking
-  No VAT on rent

ESTABLISHED BUSINESS SALE



LOCATION

Coatbridge lies within the Central Belt of Scotland, approximately 11 miles to the east of Glasgow and 38 miles west of Edinburgh. The property is located on the west side of Bank Street forming part of the A89 trunk road and is situated close to its junction with Drumpellier Crescent.

The A89 leads directly to the M8 Motorway at Junction 8 providing access to Glasgow and Edinburgh and the national motorway network beyond.

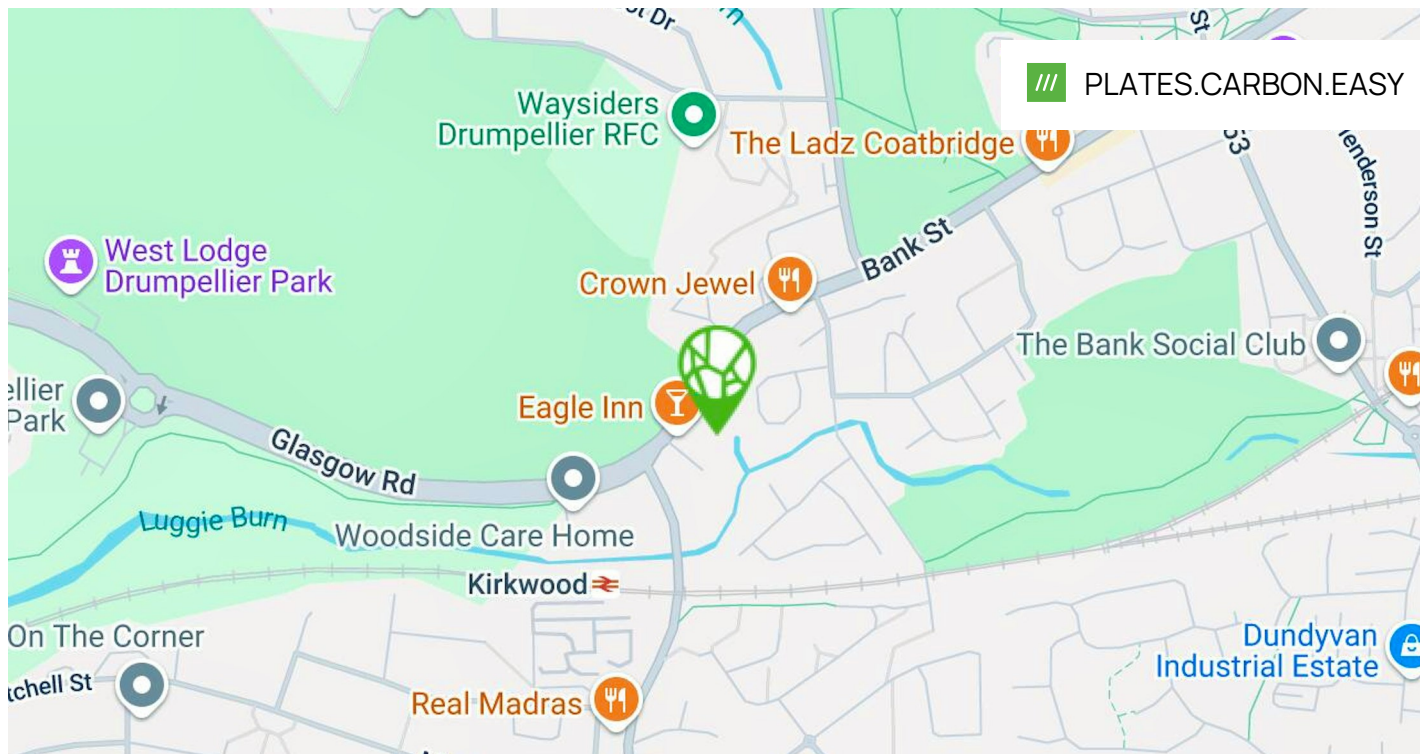
Good public transport links are available close by with frequent bus services operating from Main Street with Kirkwood train station taking less than 10 minutes' walk to reach.

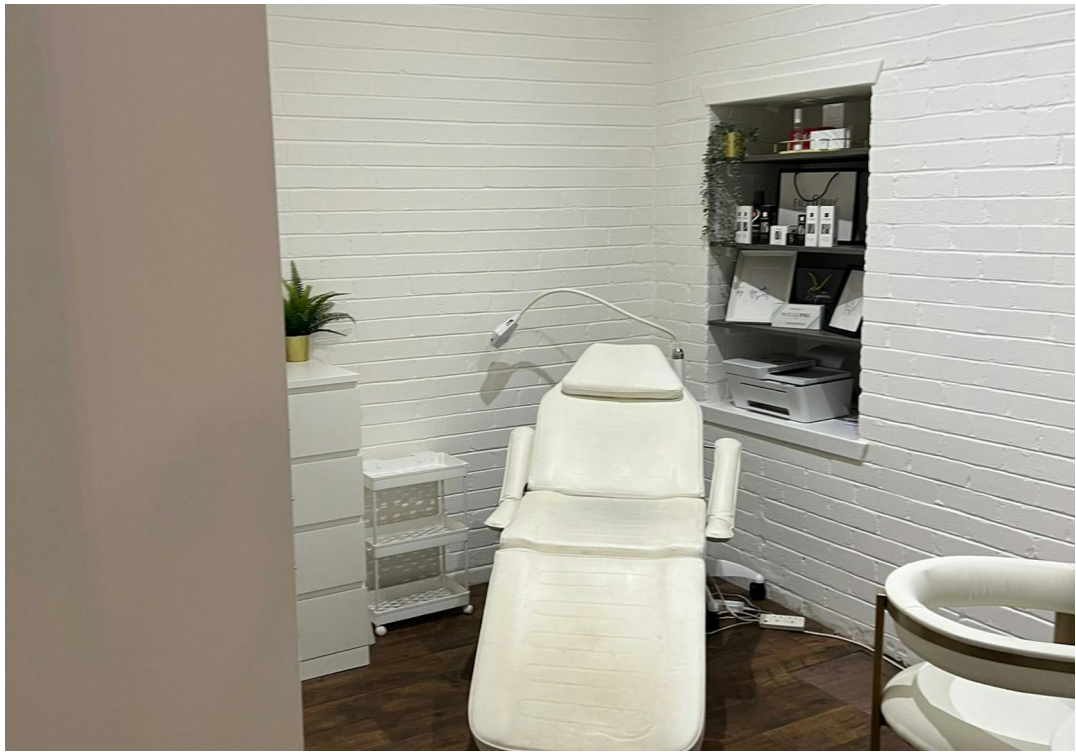
Nearby occupiers include Kirkland Estate Agents, Gulf Coatbridge and Londis.

DESCRIPTION

The subjects comprise a detached retail building under a pitched and slated roof. A single recessed entrance door leads into the waiting area/reception. Off this area there are 2 treatment rooms, kitchen and welfare facilities. The waiting area also connects to the main salon which is open plan.

The ceilings and walls are of plaster/paint and the ceilings incorporate LED spot lighting. The floor throughout is covered in laminate. The premises have been fitted out to a high standard. A comprehensive range of floor and wall mounted fixtures and fittings are included with the business.





ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	DESCRIPTION	SQ FT	SQ M
Ground	Salon & Clinic	1,046	97.18

THE BUSINESS

Suburban Salon trade as a ladies hair and beauty salon and skin clinic. The business has been established over 14 years and is currently generating c. £2,500 per week in retail sales with 6 self employed staff. The business trades Tuesday to Saturday 9:00am to 6:00pm and 9:00am to 8:00pm on Thursday.

The current operators have decided to sell the business due to a change in circumstance, thus creating an exciting self-employment opportunity. The operation prides itself on the personal touch and this would be vital for any new owner to have the same ethos and outlook.

The bespoke service the current operators provide is reflective of the success of the business and in turn, the return custom.

We have been advised that all fixtures and fittings are owned outright and included within the goodwill purchase price.

TENURE

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £20,400 per annum. Full quoting terms are available upon request.

PREMIUM

Offers over £10,000 are sought for our client's leasehold interest in the property including the goodwill of the business, fixtures, fittings and stock.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £5,800 effective from 1st April 2023. The occupier may be eligible for rates relief, subject to status.

EPC

A copy of the Energy Performance Certificate (EPC) is available upon request.

VAT

Not applicable

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT



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