

This is a great opportunity to acquire a profitable spacious beauty salon in the centre of Edinburgh.

One of the top rated beauty salons in Edinburgh it is fully operated by a mixture of employed and self employed therapists with the owner only managing the business.

With low overheads and no rates to pay this is a profitable business which generates an annual profit for the owner of between £40,000 and £45,000 with significant potential to increase profits.

Equipment including laser hair removal and CACI machines which in total cost over £70,000 included in sale.

High quality fit out and fully equipped with 5 good sized treatment rooms together with a large reception area which has space to retail beauty products and for two nail bars.

The premises extend over two levels to 84m² (887sqft) and internally, the property has been refurbished with new flooring, electrics, lighting and decoration.

The property is leasehold. Rent is £12,500. Lease runs until 2031 but can be extended. Rateable value only £9,100 so qualifies for 100% rates relief so no rates are payable.

**Business, equipment & leasehold interest for sale
at offers over £99,500.**

ENQUIRIES

**If this opportunity is of interest to you please contact Alan Kinghorn at
The Business Sales Agency on 0333 6000 888 or by email at
kinghorn@businesssalesagency.com**

0333 6000 888

www.businesssalesagency.com

The Business Sales Agency, 38 Queen Street, Glasgow, G1 3DX