



## The Hair Studio

36 Browns Lane, Uckfield, TN22 1UN

**Hair dressing salon in  
Uckfield - business for sale  
includes 2 bed flat over  
£15,000pa/premium offers  
invited in the region of  
£30,000**

**598 sq ft**  
(55.56 sq m)

- Hairdressers business for sale
- Includes 2 bed flat over
- Located in same parade as Tesco Express
- Densely populated area
- Includes garage and car parking

# The Hair Studio, 36 Browns Lane, Uckfield, TN22 1UN

## Summary

<b>Available Size</b>	598 sq ft
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	C

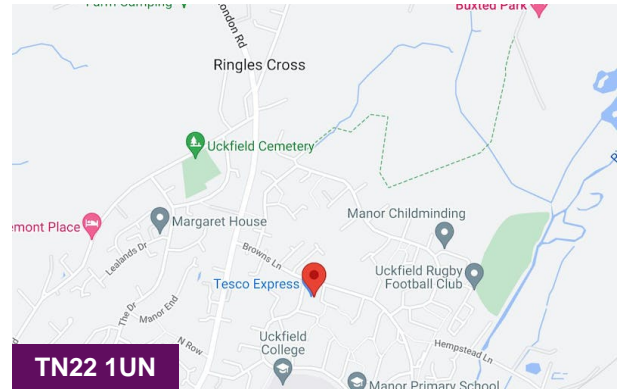
## Description

The premises are occupied by the company The Hair Studio which is available to buy as a going concern with lease available and 2 bedroom flat also. The salon measures overall 55.9 sq m (598 sq ft) arranged as follows:

Entrance to main room 7.7m x 5.9m (25'3" x 19'3") - 45.43 sq m (486 sq ft) fitted with 10 cutting stations, 3 backwash and 1 front wash station and 2 bank dryers. Suspended ceiling with lighting. Wood laminate flooring, radiators, large window to front, counter. Leading to store lobby with shelving leading to kitchen/staff room/store 3.6m x 2.9m (11'9" x 9'6") - 10.44 sq m (112 sq ft). Door leading to hand wash area with further door to cloakroom. Outside there is a small courtyard garden leading to car parking and garage. Self contained 2 bedroom flat over - shop and flat held on lease expiring August 2033. We are advised the flat is let under the terms of an assured shorthold tenancy at a rent of £700pcm till October 2023 (with new rent agreed thereafter) to a third party. Hair salon business for sale plus assignment of lease to include flat over - price for lease, business and goodwill to include flat over - price for lease, business and goodwill to include an agreed list of fixtures and fittings, offers invited in the region of £30,000. The business is run by the owner with 2 x part time assistants including a family member. Accounts show a turnover in excess £63,000 (March 2023) with good gross and net profit.

## Location

The Hair Studio is situated on a busy housing estate in North Uckfield and within walking distance from the town centre. It is in the same parade as Tesco Express. The area, known as Manor park, also accommodates a secondary school and leisure centre.



## Viewing & Further Information



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