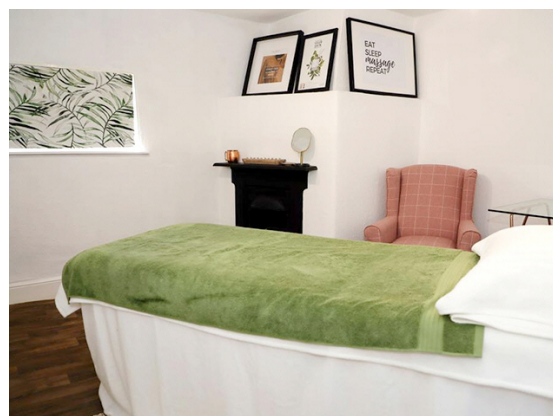


Ref: 5171 - Jane Young Wellness



2 Woburn Street, Ampthillm, Bedford
Bedfordshire
MK45 2HP

SUCCESSFUL, CUTTING EDGE BEAUTY SALON - BEDFORDSHIRE

Highly reviewed ranking within the top 5% in the country

Prime, highly visible location in historic Ampthill

Growing business with scope to increase sales

Superbly presented and recently refurbished

Superb reputation with loyal customer base

High end equipment and products used

Training / handover period available

Amongst complementary businesses

Easy to run with low overheads

High turnover and profitable

Destination clinic & Spa

Separate salon available under listing 5172

LEASEHOLD

ASKING PRICE

£140,000 Plus SAV

Ref: 5171

Location

This stunning and well known beauty salon sits proudly on the B530 Woburn Street in historic Ampthill, Bedfordshire. The premises are full of character, being Grade II listed and are nestled amongst other quality independent businesses and desirable, high-end residential properties. Ampthill lies approximately 8 miles south of Bedford, in a semi-rural setting with easy access to the main A6 trunk road and the M1 motorway. Public transport to the town is a great convenience with bus services running to nearby larger towns regularly and a railway station within easy distance. The area is surrounded by a number of leisure facilities, including a beautiful park, a popular Centre Parcs and a golf course. Overall, this superb location sets a luxury tone and provides the business with a great deal of passing trade as well as making the business a destination spa & clinic.

Business History

Online Business Sales are delighted to offer to the market this cutting edge spa and skin clinic which is one of two locations of our clients well established and well known beauty business which she established in 2009. Both locations are currently being offered to the market separately or together at the purchasers' preference, due to our clients pending retirement. We are advised by our client that the salons produce a combined annual turnover of £290,000. The business is renowned for providing a full complement of beauty, skin and holistic therapies in block courses or as ad-hoc treatments and wellness / wellbeing packages. Treatments differ at each location and include skin peels, facials, manicures, pedicures, waxing, eyelash treatments, massages, IPL hair removal treatments, skin rejuvenation and radio frequency treatments, to name but a few. There is scope at both locations to increase opening hours and the treatments on offer. Both salons are available by separate negotiation under our references 5171 (Woburn Street) and 5172 (Willen Lake)

The salon at Woburn Street, is operated by our client with the assistance of 1 part time and 3 full time members of staff. The business has traded at this location for over a year and in that time it has garnered many 5 star reviews, placing the salon within the top 5% of salons in the country by ratings. The salon has been fully refurbished with no expense spared and is primed for a new owner to take over and continue its success. This opportunity would suit all buyers be they first time buyers or a partnership or as a bolt on for an existing salon or group of salons. We urge early interest in this quality business.

Financial Profile

We are advised the combined annual turnover for both salons is £290,000 pa

Tenure

We are advised leasehold
Rent £1,300.00 pm

Opening Hours

Monday: 10:00am – 5:00pm
Tuesday: 10:00am – 6:00pm
Wednesday & Thursday: 10:00am – 8:00pm
Friday: 10:00am – 6:00pm
Saturday: 9:00am – 5:00pm
Sunday: Closed

Accommodation

Mid Terrace, Grade II listed, character property briefly comprising:

BASEMENT
Staff office
Staff Kitchen

GROUND FLOOR
Waiting area
Manicure area
Reception Desk

FIRST FLOOR
3 x Treatment rooms
WC

EQUIPMENT
Fully equipped salon with:
Casing machine
Venus Versa machine
Collagen lift machine
3 x massage couches
REM reception desk
REM display unit
3 x armchairs

Enquire

t: 0345 222 0508 f: 0345 222 0509
e: info@onlinebusinesssales.co.uk

IMPORTANT NOTES: These particulars do not constitute an offer neither should they be relied upon as statements or representations of fact or warranties of any kind. All interested parties must satisfy themselves by investigation, prior inspection and/or formal entry before contact with their solicitor. Neither we nor our principals accept any responsibility whatever in respect of these particulars which are simply offered as a general indication to persons who may be interested.

Viewings and negotiations are to be conducted **STRICTLY** through **Online Business Sales Limited**. No direct approach is to be made to the business under any circumstances