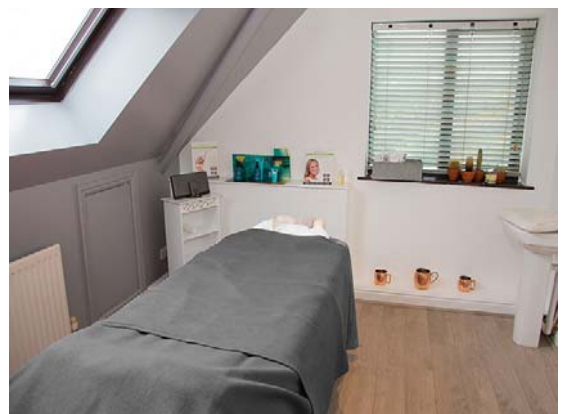


Ref: 5172 - Jane Young Wellness



Above Freedom Fitness  
Willen Lake  
Milton Keynes  
Buckinghamshire  
MK15 0DS

**LONG ESTABLISHED, CUTTING EDGE BEAUTY SALON - BUCKINGHAMSHIRE**

Located on the top floor of a busy fitness centre in Milton Keynes

Scenic location fronting a leisure lake near to city centre

Highly reviewed ranking in the top 5% in the country

Scope to increase sales and opening hours

Solid reputation with loyal customer base

High end equipment and products used

Superbly presented and well equipped

Training / handover period available

Long established and successful

Easy to run with low overheads

High turnover and profitable

Separate salon available under listing 5171

**LEASEHOLD**

**ASKING PRICE**

**£130,000 Plus SAV**

**Ref: 5172**

### **Location**

This well known & well established beauty salon is located on the top floor of a busy fitness centre which fronts Willen Lakes near to the city centre of Milton Keynes. Being within the fitness centre, clients have access to free on site parking which is a huge convenience. The business is visible to a constant flow of potential customers and is also within easy distance for customers using the lake and numerous other complementary businesses located nearby. Willen Lakes is a popular visitor attraction, being in excess of 100 acres of water over two lakes, and it sees numbers of visitors in excess of 750,000 each year. Easily accessed via the M1 and located very close to the city centre, this is truly a superb location for a business of this nature.

### **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 Willen Lake, is operated by our client with the assistance of 1 part time and 2 full time members of staff. The business has traded at this location for over six years 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 is well equipped and fitted to a very high standard, meaning a new owner would not need to invest monies for the foreseeable future making this opportunity a real turn-key business. 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 £600.00 pm

### **Opening Hours**

Monday: 10:00am – 2:00pm  
Tuesday: 10:00am – 6:00pm  
Wednesday & Thursday: 10:00am – 8:00pm  
Friday: 10:00am – 6:00pm  
Saturday: 9:00am – 4:00pm  
Sunday: Closed

### **Accommodation**

Top floor within a busy fitness centre:

Reception area  
2 x treatment rooms  
Store room  
WC available within the gym

### **EQUIPMENT**

Fully equipped salon with:  
Casing machine  
Environ machine  
2 x treatment couches  
Reception desk  
Reception seating  
Display unit

### **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