

## 'Beauty Therapy', 37a The Diamond, Portstewart



### Business For Sale

**Asking Price - £30,000**

- Fantastic Opportunity to acquire a Established Beauty Therapy Salon by way of lease assignment
- Located within a highly accessible area of the much sought after seaside town of Portstewart.
- The location is easily accessible and offers on site car parking for clients along the only being minutes walk to the Promenade for local amenities.
- The business is now well established in Portstewart and comes with an excellent and expansive client base, website and social media platforms .
- The business is extensively equipped for its trading use.



### Sales Details

**Price:**  
£30,000

### Fixtures & Fittings

Full inventory list of all equipment is available on request

### Lease Details

**Rent:**  
£6,750 per annum

**Term:**  
Term negotiable

**Rent Reviews:**  
Every 3 years

**Rates:**  
Tenant Responsible

**Insurance:**  
Landlord to insure, tenant to reimburse

**Repairs:**  
Internal Repairing

**VAT:**  
All outgoings and rentals are quoted exclusive of but may be liable to VAT

**NAV:**  
£2,100

**Non-Domestic Rate in £:**  
0.588556

**THIS PROPERTY QUALIFIES FOR SMALL BUSINESS RATES RELIEF AT A DISCOUNT OF UP TO 25% ON THE ANNUAL PREMIUM**



**RICS**



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