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111 Oxford Road, Reading, RG1 7UK
Telephone: 0118 959 0271
E-mail: info@lansleycommercial.co.uk
Web: www.lansleycommercial.co.uk

Broker Details

Broker Name

Mr. Jason Atkins

Email

jason@ahlansley.co.uk

Phone number

0118 9590271



Hair Salon-Chertsey – Dr1673

Chertsey, Surrey, England **Brokered By:** Jason

Asking Price: £ 1,500.00 **Sales Revenue:** Undisclosed

Business Information

Business Identifier

Hair Salon-Chertsey - Dr1673

Reference

164

Looking For

Buyer / Freeholder

Business Start Date

1982-01-01

Financial Year End

N/A

Sector

Commercial Property

Industry

Healthcare & Beauty

Business Description

Fully Fitted Hair Salon – To Let with Premium

Established Since 1982 | Prime High Street Location | Ready to Trade

91 Guildford Street, Chertsey, Surrey, KT16 9AS

An excellent opportunity to acquire a fully fitted hair salon premises in a busy high street location in Chertsey, available on a new lease with an ingoing premium of £19,950.

The salon has operated as a hairdressing business since 1982 (formerly "Gianni"), building up a large and loyal client base over many years.

The current operator is closing the business from 2nd April 2026, and the premises will be offered with vacant possession, providing a turnkey opportunity for an incoming operator to commence trading immediately under their own brand.

The ground floor extends to approximately 850 sq ft and is fully equipped with 8 styling stations, 3 backwash basins, reception area and staff facilities, requiring minimal initial outlay.

Available on a new 10 or 15 year lease at £18,000 per annum, this opportunity is ideally suited to experienced hair, beauty or similar operators seeking a ready-to-trade premises in a strong trading position.

Registered for VAT

No

Franchise

No

Type of Business

Sole Trader

UK Country

England

County/City

Chertsey, Surrey

Reason for Selling

Relocating to Italy as soon as possible

Owned Business Since

1982-01-01

Rateable Value

£8,800 from April 2026

EPC

D81 - Valid until 23rd September 2035

Premises Details

The property comprises a well-presented ground floor commercial unit, extending to approximately 850 sq ft, currently arranged as a fully fitted hairdressing salon.

The layout is predominantly open-plan, providing a bright and practical trading environment, with a clear separation between customer areas and staff facilities.

The main salon area includes:

- 8 fully fitted styling stations
- 3 backwash basins with plumbing and seating
- Central working space with good circulation
- Reception / waiting area to the front

To the rear and side of the premises, there are:

- Dedicated colour preparation area
- Staff room / kitchenette
- W.C. facilities
- Additional storage areas, including cupboard housing for services

The unit benefits from a large frontage, providing strong natural light and visibility onto Guildford Street.

The premises also benefit from a rear exit to a useful external area of approximately 650 sq ft, providing additional space for storage or staff use.

Overall, the premises are fully equipped and ready for immediate occupation, offering a turnkey setup for an incoming salon operator with minimal additional expenditure required.

Lease Terms

New Lease

The premises are available by way of a new full repairing and insuring lease, to be granted directly by the Landlord.

The lease will be offered for a term of 10 or 15 years, at a commencing rent of £18,000 per annum exclusive (£1,500 per calendar month), with 3 or 5 yearly upward-only rent reviews.

A rent deposit equivalent to 3 months' rent will be required, subject to covenant strength.

The Landlord is seeking experienced operators, ideally within the hair, beauty or similar sector.

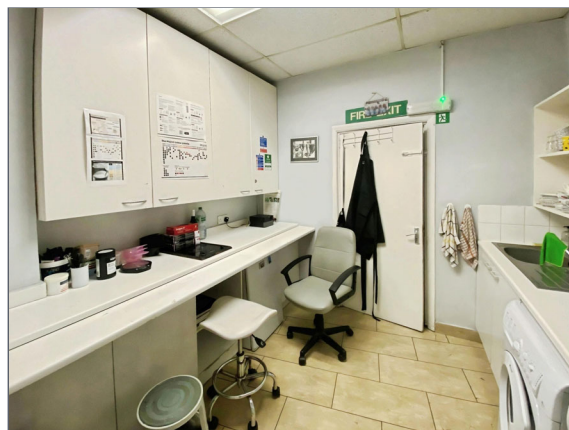
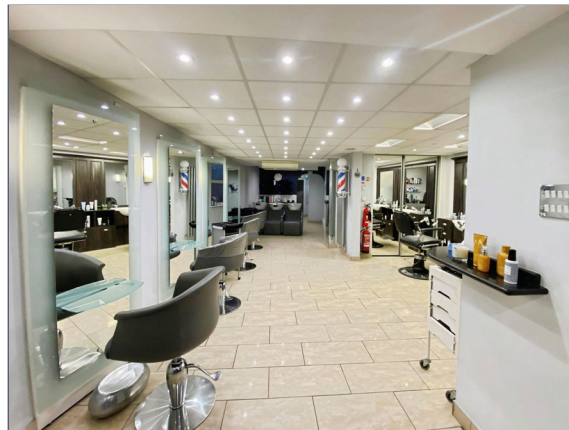
Asking Price (£)

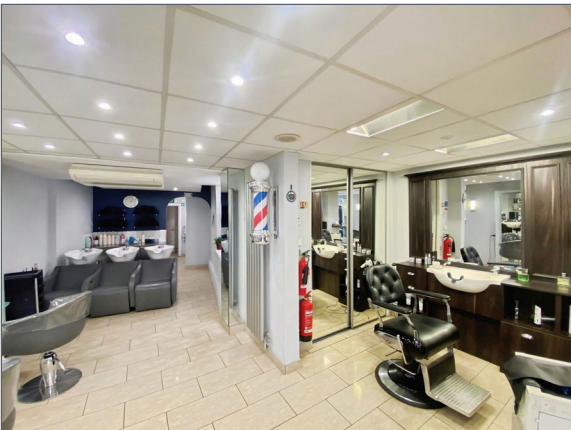
1,500.00

Annual Sales Revenue (£)

Undisclosed

Public Gallery





Disclaimer

Particulars are as supplied by Vendor and verified as far as possible but we cannot accept responsibility for any inaccuracy. Any dimensions quoted are for guidance only. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Unless otherwise stated the terms exclude VAT.