

**General ♦ Commercial Premises ♦ Investment Properties****Willenhall West Midlands – Freehold Investment Properties**

Two Freehold investment properties for sale either as a whole or split into two. The premises are situated at 147/148 Walsall Road Willenhall WV13 2EB. 147 consists of ground floor shop operating as a Chinese takeaway & first floor flat with an income of £12,420 per annum. 148 consists of ground floor Indian Restaurant plus two first floor flats with an income of £20,500 per annum. Total rental income £32,920 per annum. Price for 147 is £165,000 and for 148 £275,000 or for both properties £415,000. Very well maintained property on busy main road.

Ref: 10770

Freehold £165,000 or £275,000 or £415,000 for Both

Solihull West Midlands – Hair Beauty Tanning Nails Business

A great opportunity to purchase the lease goodwill and fixtures and fittings of this hair beauty tanning and nails business operating from delightful premise approximately 1.5 miles from Solihull town centre. Property comprises ground floor sales area with two nail stations and reception desk. Rear tanning room with vertical tanning unit. Kitchen WC and store. To the first floor spray tan room front beauty room and salon with two styling positions and shower room with WC sub let at present with an all inclusive rental of £125 per week. The premise is secured on a lease with a rent of £8,000 per annum. There is a good level of business with the owner only selling due to starting a family.

Ref: 10836

Leasehold £19,950 – SOLD subject to contract

Cradley West Midlands – Well Established Hair Salon

Well established hair salon operated by the owners for the last 17 years and only now selling due to retirement. The business is operated from main road premises in Cradley and briefly comprises ground floor salon area with 5 styling positions and 3 dryer banks separate barbers area with 3 styling positions further area with 3 backwashes kitchen WC spacious cellar used as store room and office and door to outside rear yard. The business is operating with 4 chairs being rented out at £400 per week (£20,800 per annum) which would be income for any new owner. The ground floor property is to be secured on a new lease terms negotiable with a rent of £12,000 per annum. There are 3 offices to the first floor of the premise and these can be included in the lease with a rent of £16,000 per annum.

Ref: 10831

Leasehold £25,000

Moseley West Midlands – Modern Hair Salon

Modern Hair Salon for sale situated on a busy main road in the commercial village centre of this good class residential south Birmingham suburb. The salon has been established for 4 years and is very well fitted and equipped and comprises spacious front salon area with 3 styling positions spacious rear hair wash area rear tanning room with vertical tanning unit beauty room WC staff room and kitchen all secured on a lease with a rent of £11,500 per annum. The beauty room is sub let at £2,500 per annum with two months notice either way. The turnover averages £1,000 per week operated by the owner with two part time stylists. There is scope for an enterprising new owner to really get the business going and utilise the beauty room and tanning room.

Ref: 10832**Leasehold Reduced to £22,500****Hall Green West Midlands – Large Hair Salon with Four Beauty Rooms**

Well established spacious hair salon with 10 styling positions and 4 backwashes reception area staff room office storeroom WC and 4 beauty rooms secured on a six years lease with a rent of £10,000 per annum. Sales currently average £1,000 per week with the business run completely under management and represents a great opportunity to any enterprising new owner to take over and substantially increase the present turnover. The salon is located on a busy main road in a good residential suburb approximately 5 miles south of Birmingham city centre and close to a Waitrose supermarket and other shops. Current owner only selling due to relocation in London.

Ref: 10829**Leasehold Reduced to £19,950****Solihull West Midlands – Well Established Hair Salon with Accommodation**

Very well established ladies hair salon operating from premise located in a busy parade of shops including One Stop convenience store Boots the chemists William Hill bookmakers fashion shop barbers off license with plenty of off road customer car parking. Turnover at present averages over £1,000 per week from 5 day trade and operated by the owner with one full time and one part time staff. Premise comprises ground floor salon with rear beauty room/office kitchen/rest room and WC. To the first floor there is a separate entrance flat with lounge two double bedrooms kitchen and shower room sub let at present with an income of £575 per month. The whole premise is secured on a 6 years lease with a rent of £190 per week. The salon is capable of a much higher turnover in an enthusiastic new owners hands.

Ref: 10827**Leasehold Reduced to £24,950 – SOLD subject to contract****Birmingham West Midlands - Betting Shop**

Operating since 1961 the betting shop is located in a parade of shops approximately 6 miles south west of Birmingham City centre secured on a 10 years lease from October 2005 subject to a review in the 5th year and with a rent of £2,900 per annum. Turnover for the year ending March 2011 was £470,000 with a gross profit of £83,000. The business is operated entirely under management with two full time managers and one full time cashier. The premise is fully equipped with the latest technology and all included in the asking price. The business would be ideal for an owner worker just employing a cashier. The purchase price is for the goodwill fixtures and fittings and the benefits of the unexpired lease.

Ref: 10632**Leasehold £25,000 – SOLD subject to contract**

Kings Heath Birmingham – Vacant Freehold Property

For sale two storey gas centrally heated freehold commercial property of some 734 sq.ft with use as retail/ office or back to its original use of residential home situated on the busy A4040 Vicarage Road in Kings Heath in a group of shops including Lloyds Pharmacy Post Office Off Course Bookmakers Café etc approximately 4 miles from Birmingham City centre. Property comprises ground floor reception area with leading off two rooms and WC's and to the first floor two rooms kitchen and WC and outside front car park with space for up to 8 vehicles. The premise is also available to let on a new lease terms negotiable with a rent of £11,700 per annum.

Ref: 10817**Freehold £165,000 or To Let****Lye Stourbridge – Freehold Investment Property**

A freehold investment property for sale situated on a busy link road in Lye Stourbridge. The property has both A3 café/restaurant planning consent together with A5 hot food takeaway and is currently operated by the tenant as an eat in and take out café. The café has been there since 1975. The property is held by way of a law society lease for a period of 9 years from May 2005 subject to 3 yearly rent reviews and with a current rent of £2,860.00 per annum. The rent review at May 2008 has not been settled as yet but a valuation by a local firm of chartered surveyors values the rent at £4,420.00 per annum. If this rental was achieved a back rent of £4,680.00 would be payable. Property comprises ground floor premise of some 217 sq.ft plus store area and land to the front with 5 car parking spaces.

Ref: 10816**Freehold £65,000 - SOLD****Yardley Birmingham - Hair Salon**

Hair salon for sale in the present owners hands since 1989 with sales averaging £1,200 per week from a 5 day week (closed Tuesdays). The salon is situated on a busy main road south of Birmingham City centre and in a parade including chemists post office funeral directors and doctors surgery. The property briefly comprises ground floor gents salon with 6 styling positions and 2 backwashes rear kitchen and outside rear yard with store room and WC. There is a separate entrance door from the pavement to the first floor salon area or access from the ground floor shop with the salon having 6 styling positions and 3 backwashes. The premise is secured on a 12 years lease with a rent of £8,000 per annum. Well established business for sale with much potential for any new owner.

Ref: 10804**Leasehold £22,500****Kingstanding Birmingham West Midlands – High Turnover Barbers**

High turnover barbers business for sale situated unopposed in a busy group of shops in a densely populated suburb of Birmingham approximately 6 miles from Birmingham City centre. Sales average £1,500 per week from opening hours 9.00am to 5.30pm Monday to Friday (closed Wednesday) and 8.30am to 3.00pm Saturday. Premise comprises spacious sales area with 4 styling positions 2 x front washes and 11 customer chairs with staff room and WC. Property will be secured on a new 6 year lease with a rent review in the 3rd year and with a rent of £115 per week. There is a front forecourt with parking for two vehicles.

Ref: 10774**Leasehold £29,950**

Kings Heath – Birmingham Ladies Only Gym

Ladies only body tone gym established about 9 years ago and in the present owners hands for the last 3 years and only now selling due to other business interests. The gym is operated under management with the owner just overseeing the business and would ideally suit an owner/worker. Turnover for the last 12 months is in the region of £20,000 with members generally paying £30 per month for membership. With a little bit of work this figure could be considerably increased. Operating from premise situated on a busy main road within a group of shops and briefly comprising ground floor gym area housing the toning chairs rear area with a mixture of fitness machines kitchen and ladies & gents WC's. To the first floor there are 4 rooms reception area and WC. Three rooms are let with an income of £7,500 per annum but could produce £10,500 per annum from our client remaining and renting one room and with the current rent at £10,000 per annum for the whole property the gym would effectively be rent free. There is a secure lease on this property. Great opportunity for any enterprising new owner and offered at a very reasonable price including all the equipment.

Ref: 10802**Leasehold Offers £14,500 – SOLD****North Worcester – Hair Salon**

Hair Salon located between Bromsgrove and Redditch and approximately 11 miles south of Birmingham City centre in a popular village. Takings average £1,400 to £1,500 per week operated under management 5 days per week with no late nights. Property comprises ground floor salon with 5 styling positions rear kitchen/staff room and WC secured on a 5 years lease with a rent of £125 per week. Character property situated in the heart of this affluent village within other shops including Post Office Lloyds Pharmacy and the Co Op and with a large residential population.

Ref: 10797**Leasehold Reduced to £29,950****Longbridge West Midlands – Hair Salon**

High turnover established hair salon situated on a busy main road 9 miles south west of Birmingham city centre in a parade of shops opposite a new office block and close to the newly relocated Bournville college opening in 2011. Sales average £2,700 per week with a high gross profit margin. The business was started by the present owner in 2003 and is operated by herself full time with 2 other full time stylists and 2 juniors open 5 days per week 9am to 5pm Tuesday to Saturday (Thursday 8pm). The property is secured on a 6 year lease from 2009 with a rent of £125 plus VAT per week briefly comprising ground floor sales area with 5 x styling positions rear kitchen/rest room and WC. Outside to the rear of the shop there are 2 car parking spaces and to the front car park with ample customer car parking spaces.

Ref: 10793**Leasehold £75,000****Erdington – 247 High Street Erdington Shop Unit To Let**

Ground floor retail shop to let in Erdington High Street total effective sales area 1912 sq.ft to be secured on a new 10 year lease with a rent of £19,950 per annum exclusive. Very busy shopping area with other shops including Greggs Farm Foods Bright House Ladbrokes Barclays bank and Halifax. Prominent corner location property ideal for many uses.

Ref: 10567**To Let**

Sparkhill Birmingham – Residential House/HMO/Bed & Breakfast Property

Freehold property for sale situated in a residential road just off the A34 Stratford road in Sparkhill Birmingham. The premise is being sold with vacant possession but has planning consent for use as a bed & breakfast or house with multiple occupancy with 6 letting rooms. If fully let as a HMO the income generated would be in the region of £22,000 per annum. The two storey brick built mid terraced property briefly comprises ground floor hallway with two bedrooms fitted kitchen dining area and to the first floor four bedrooms and bathroom. Outside to the rear is a garden. The well maintained property has the benefit of double glazing gas central heating emergency lighting and is fully compliant with smoke alarms etc

Ref: 10627**Freehold £149,500****Solihull West Midlands – Unisex Hair Salon**

Recently closed due to relocation unisex hair salon for sale situated in a parade of shops with ample car parking facilities. Sales averaged £1,200 per week operating 9.00am to 5.00pm Monday & Saturday 9.00am to 7.00pm Tuesday & Thursday & 9.00am to 6.00pm Wednesday & Friday. The business was operated by the owner with one part time staff member. Premise comprises gas centrally heated ground floor sales area with 5 styling positions rear kitchen and WC secured on a 10 years lease with a rent of £139 per week. Modern well fitted and equipped salon superbly located in Solihull.

Ref: 10785**Leasehold £9,950 – SOLD****Wolverhampton West Midlands – Freehold Investment Property**

Freehold investment property for sale with a rental income of £76,984 per annum exclusive. The property is situated in Wolverhampton Town centre and is occupied by 4 tenants one being Wolverhampton NHS Primary Care Trust. Two other tenants occupy offices and one a fully equipped gymnasium. There is a vacant area with a potential to let at a further £15,000 per annum giving a total possible rental income nearer £90,000 per annum. The property was constructed in the 1950's and fronts Snow Hill with rear access at Temple Street. The whole property is approximately 25,000 sq.ft in total.

Ref: 10613**Freehold £998,000****Solihull West Midlands – Hair Salon**

Established ladies hair salon with sales averaging £2,000 per week. Operating from spacious premise with front and rear salons having 11 styling positions together with 2 x backwashes and one front wash rear rest/store room kitchen and WC and to the first floor flat with 2 bedrooms lounge kitchen and bathroom secured on a 6 years lease from September 2008 with a rent of £8,000 per annum. The salon operates 5 days per week is situated in a parade of shops with ample car parking facilities in a good residential area. The business is for sale fully fitted and equipped and offers any new owner a great opportunity to further improve an already profitable concern.

Ref: 10595**Leasehold £19,950 – SOLD****Aldridge West Midlands – Freehold Retail Shop Premise**

For sale a freehold retail shop premise with A1 retail use situated on the busy Walsall Wood Road in Aldridge in an excellent group of shops including post office co op chemist 3 x hair salons fish & chip shop and many more with plenty of customer parking. Property comprises ground floor single storey unit 500 sq.ft approximately with store & WC. The property currently operates as a newsagents but ideal for any other use possibly pizza takeaway subject to planning consent.

Ref: 10666**Freehold £89,950 - SOLD**

Banbury Oxfordshire – Unisex Hair Salon

Town centre unisex hair salon for sale established almost 3 years and only now being sold due to the vendor having a change of career. Takings average £1,000 per week operated by the owner and one full time stylist. Property secured on a 5 year lease with a rent of £154 per week comprises ground floor salon having 3 styling positions and first floor area ideal for beautician or other use and WC. Hours 9am to 5.30pm Tuesday to Friday and 8.30am to 4.30pm Saturday. The salon is very well fitted and equipped with a very modern look and would ideally suit an enterprising owner/worker who could really bring this business forward. Great location with many multiple retailers close by.

Ref: 10664**Leasehold £14,500 – SOLD****Wolverhampton West Midlands – Warehouse/Retail/Storage/Offices**

Ground Floor premise to let for use as warehouse/retail/storage or offices situated close to Wolverhampton Town Centre in Tempest Street which is at the back of Snow Hill close to the Midland Metro Line Sainsburys and a new office/residential development. Warehouse 2,958 sq.ft with offices 366 sq.ft and shared kitchen and WC. To be secured on a new lease terms to be agreed and with a rent of £15,000 per annum.

Ref: 10660**To Let****Sheldon Birmingham West Midlands – Property With Rooms To Let**

Freehold semi detached house situated on the busy A45 Coventry Road close to Birmingham International Airport the NEC LG Arena and approximately 4 miles from Birmingham city centre with 6 letting rooms all with en suites and shared bathroom lounge and kitchen The property comprises ground floor hallway with dining room lounge fully fitted kitchen utility room bedroom with shower room lounge office and further bedroom. To the first floor 3 good sized bedrooms and to the 2nd floor 3 further double bedrooms. All the bedrooms have en suite facilities. Outside there is a front drive with parking for up to 7 vehicles and to the rear garden. The property has planning consent from Birmingham City council to use the premise for 6 people sharing facilities.

Ref: 10625**Freehold £275,000****Kings Heath Birmingham – Well Established Hair Salon**

Well established hair salon in the present owners hands for the last 30 years with sales averaging £900 per week with net profits over £20,000 per annum operating 5 days per week. The salon is situated in a small parade of shops including a pet shop convenience store Chinese Takeaway and Accountants on a main bus route in Kings Heath secured on a Birmingham City council 5 years lease with a rent of £84.00 per week. The property comprises ground floor sales area with 4 styling positions rear kitchen/rest room rear beauty room/store room WC and outside yard with further store room and service road. The business has been established well over 30 years and has many regular clients. The sales area could be modernised with potential to increase the present turnover. Operated by the owner with one full time stylist. The business is closed 3 weeks in the year for holidays. Offers are invited in the region of £24,950 for the goodwill, fixtures and fittings and the benefits of the unexpired lease. Stock extra at valuation.

Ref: 10630**Leasehold £24,950 – SOLD**

Selly Oak Birmingham – Freehold Retail Shop Premise with Two Bedroom Flat

Retail Shop premise currently operating as a hair salon briefly comprising ground floor sales area 878 sq.ft (81.63 sq.m) approx with rear kitchen WC and outside rear yard with separate garage. To the first floor there is a two bedroom self contained separate entrance flat which can be rented out. The property is situated in Selly Oak in a parade of shops including two convenience stores an off license and Chinese takeaway. Nice residential location approximately 4 miles south west of Birmingham City centre.

Ref: 10534

Freehold £165,000 – SOLD

**To obtain the full particulars of any of the above businesses,
please telephone 01564 739797 and quote the appropriate reference number.
Alternatively, request the particulars from our web site at
www.hurdleyandco.co.uk**