



**BEAUTY SALON, 60 DOCK STREET
DUNDEE, DD1 3DU
FIXED PRICE £157,000**



Blackadders
PROPERTY SERVICES





DESCRIPTION

We are delighted to offer to the market this extremely well established and much respected beauty salon. The property is prominently sited in Dock Street close to the city centre with several hotels and excellent parking facilities within a few hundred metres. The bus station, City Quay and forthcoming new leisure centre are all located close by.

The subjects are presented to the market in contemporary, bright order and will be available to potential purchasers as a going concern. The accommodation comprises: reception, hallway, relaxation room, two treatment rooms, a tanning room and WC facilities. All areas have been recently decorated and feature tiled and laminate flooring.

There is a first floor residential flat comprising: entrance vestibule, spacious living room with feature stone wall, sizable dining kitchen, double bedroom and bathroom with three piece suite and mixer shower. There is access to the flat from the shop if required.

The business has been trading for 10 years, with 4 years from the current premises, specialising in facials and massage using leading brands including Germaine de Capuccini, Jessica, Biosculpture and Fake Bake.

This business represents an excellent opportunity for someone to grow considerably.



OVERVIEW

- ESTABLISHED BEAUTY SALON
- INC. FIRST FLOOR FLAT
- CENTRAL LOCATION
- RECEPTION, WC
- RELAXATION RM, TANNING RM
- 2 TREATMENT ROOMS
- LIVING ROOM
- DINING KITCHEN
- DOUBLE BEDROOM
- BATHROOM

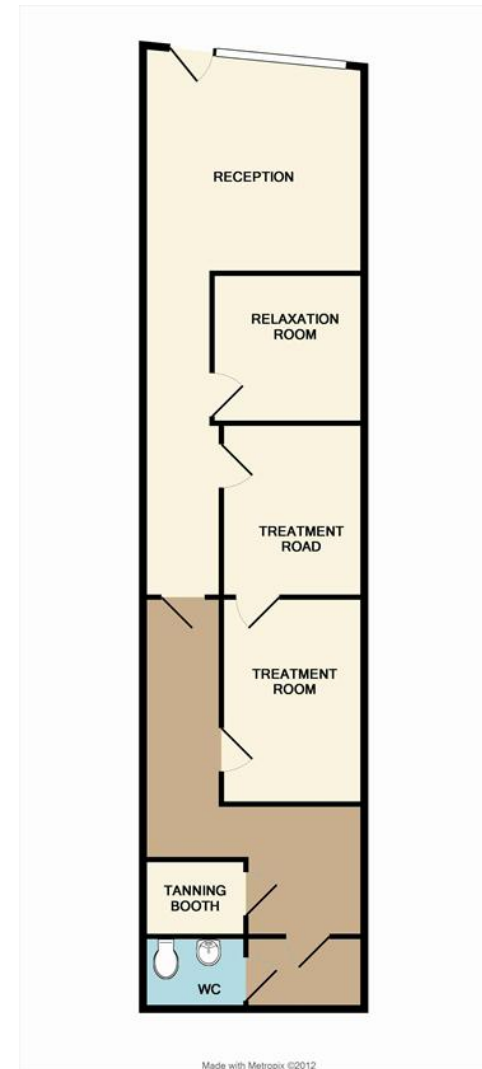
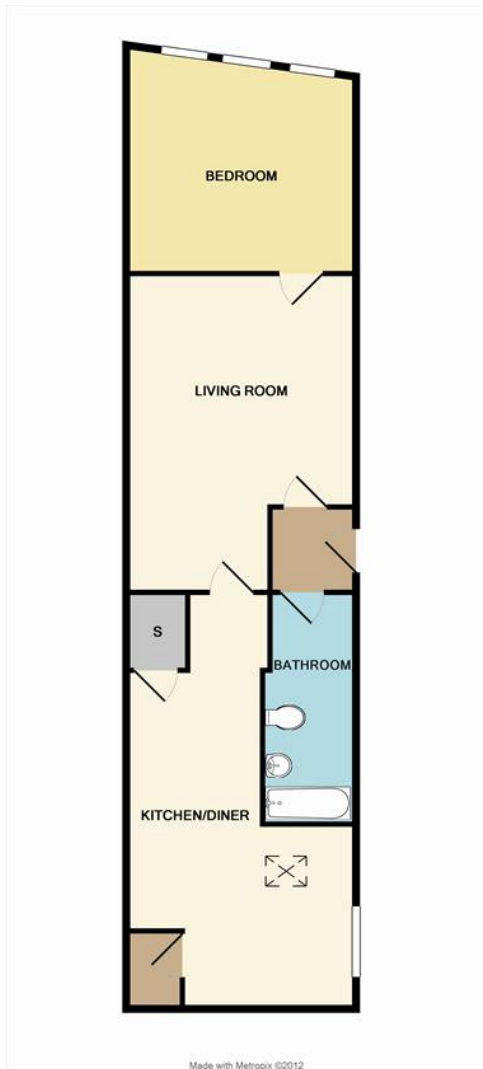
ACCOMMODATION *(All measurements are approximate)*

RECEPTION AREA	12'10" x 14'0" (3.9m x 4.2m)
SPA ROOM	9'4" x 9'4" (2.8m x 2.8m)
SPA ROOM	8'9" x 10'7" (2.6m x 3.2m)
SPA ROOM	8'6" x 12'9" (2.5m x 3.8m)
LIVING ROOM	14'0" x 19'8" (4.2m x 5.9m)
KITCHEN	12'6" x 26'0" (3.8m x 7.9m)
BEDROOM	14'1" x 14'0" (4.2m x 4.2m)
BATHROOM	5'0" x 15'0" (1.5m x 4.5m)

OTHER INFORMATION

INCLUDED IN SALE PRICE

All items relevant to the ongoing running of the business will be included. Any stock will be available by separate negotiation.



CONTACT

BLACKADDERS PROPERTY SERVICES
40 WHITEHALL STREET
DUNDEE DD1 4AF

E PROPERTY@BLACKADDERS.CO.UK
W www.blackadders.co.uk

TELEPHONE

DUNDEE	T 01382 342222
ARBROATH	T 01241 876620
FORFAR	T 01307 461234
EDINBURGH	T 0131 2021868
MONTROSE	T 01674 900200
PERTH	T 01738 500600
GLASGOW	T 0141 4045460
ABERDEEN	T 01224 452750

DISCLAIMER

Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavor to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.



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