

# SAINT SAVIOUR

## SKIN SPA



### **Superb, Well Established Spa & Beauty Salon**

**45 Stevenson Street, Oban, PA34 5NA**

**Ref. 2608**

**This is an excellent opportunity to acquire this superbly equipped spa and beauty salon in an ideal location in the centre of Oban.**

**It provides a wide range of quality, clinical skin, body and eye treatments using industry leading equipment and award winning skincare brands which complement the skin spa's prescriptive approach to skincare.**

**This long established salon has a loyal clientele and its excellent customer service and online reviews attract new customers.**

**Business, leasehold interest, equipment, fixtures & fittings for sale at offers over £89,000 plus stock at valuation.**

#### **VIEWINGS**

**Strictly by appointment through The Business Sales Agency.**

**No approach may be made directly to the property nor should enquiries be made of any staff at the premises.**

**The Caledonian Suite  
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Glasgow, G2 2QZ**

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Edinburgh, EH1 3QB**

## Superb, Well Established Spa & Beauty Salon

45 Stevenson Street, Oban, PA34 5NA

Ref. 2608

### Type of business:

This is a superb opportunity to acquire this well established and fully equipped Skin Spa and beauty salon.

This award winning salon is rated 5 stars by Salonspy with over 280 reviews. The salon offers a wide range of high quality specialist treatments to a loyal client base. It also has a very high 4.9 out of 5 Facebook review rating. Its excellent customer service and reviews attract new local clientele all year round and visiting holiday makers during the tourist season.

It offers non-surgical procedures including Ellipse IPL Skin Rejuvenation, laser hair removal, Genosys Dermafix, microneedling and LED Phototherapy. It incorporates the award winning cosmeceutical Image Skin Care range of products to offer unsurpassed facials and chemical peels which complement an extensive range of body treatments all carried out in a clinical setting.

The salon has a modern online booking system for customers to select their treatments and choose their appointment times. It also retails a wide range of award winning skin care products.

### Financial information:

This profitable salon has a net turnover for the year ended 31 March 2018 was £163,000 with excellent gross and net profit margins. The cost of the treatment equipment in the salon is over £70,000. Stock at cost is around £2,500. Further financial information can be made available to serious interest parties after viewing.

### Staff:

The owner with three part-time therapists.

### Opening hours:

9.30am - 4pm Mon - Fri, 9am - 4.30pm Sat, closed Sun.

### Premises:

The premises are a bright modern ground floor unit in Oban town centre with two spacious treatment rooms, reception, retail and waiting area, nail bar and toilet.

This 43m<sup>2</sup> (454sqft) salon is in excellent walk-in condition throughout. There is ample pay-and-display on street parking outside the salon. The area adjacent to the main shopping parade in Oban and close to popular cafes, bars and restaurants.

### Tenure:

The premises are leasehold and the rent is £9,600 per annum. The current lease runs until 2024. Rateable value is only £7,400 so no rates are payable.

**Agents Notes:** These particulars are for the general guidance of interested purchasers and lessees and do not form part of any offer or contract. All descriptions and any other details are given without responsibility on the part of The Business Sales Agency or their vendor client and any intending purchasers should not rely on them as statements or representations of fact. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer by inspection or otherwise. Neither The Business Sales Agency nor their employees make or give any warranty whatsoever in relation to the business and/or property described herein.

