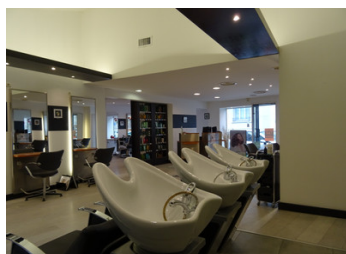


Very nice business !!! Fonds de commerce mixed hairdressing and barber business in n 1 location.



INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	0
Bath:	0
Floor:	120 m2
Plot Size:	0 m2



IN BRIEF

This business is located on a busy road and is in the number 1 position. Excellent visibility. Very good condition. Fully equipped. Air-conditioned. 3 full time employees. Interesting turnover to be optimized. - Window display 8 m linear. - Easy parking. - Stocks evaluated on the day of the sale. - Loyal clientele. - Lease and last 3 balance sheets available.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Renovated salon in 2014 with a commercial area of 75 m² including :

- 3 shampoo pans with its 3 leather chairs.
- 11 hairdressing places.
- 1 barber chair with its leather seat.
- Storage shelves and cupboards.
- 1 reception area.

Technical area/room of 45 m² including :

- 1 storeroom with sink for colouring products.
- 1 storage room with washing machine and dryer.
- 1 storage space
- 1 WC
- 1 cellar

- 300 litre hot water tank.
- Rent of 986 €.
- Property tax of 1100€.
- No PRM access.
- Air to air heat pump.
- Fibre

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1100 EUR

NOTES