



# TULIP HAIR DESIGN

UNIT 10 • 23 LIVERY WALK • BRIDGE OF WEIR • PA11 3NN

Smith &  
Cough  
BUSINESS ASSOCIATES

# TULIP HAIR DESIGN

- Long established & extremely reputable unisex hair salon
- Situated within an extremely desirable & affluent village
- Designed & fitted to a high standard
- 7 styling positions, nail bar & treatment room
- Excellent location within a busy retail precinct with large customer car park
- 2022 Sales £135,828 net.  
Adjusted net profit £62,000
- Huge further growth potential
- EPC rating pending

Leasehold

Offers over £55,000



## LOCATION

The subjects benefit from a prominent trading position on Livery Walk, which is a thriving pedestrianised retail precinct situated just off the Main Street within the village of Bridge of Weir in Renfrewshire, Scotland.

The retail precinct is home to a good mix of local and national retail operators including Co op Food, Boots Pharmacy, Anderson's Bakers, Ice Mania, Dragon Palace and Viana Interiors, and therefore benefits from good levels of footfall. The subjects benefit from a large, free, customer car park.

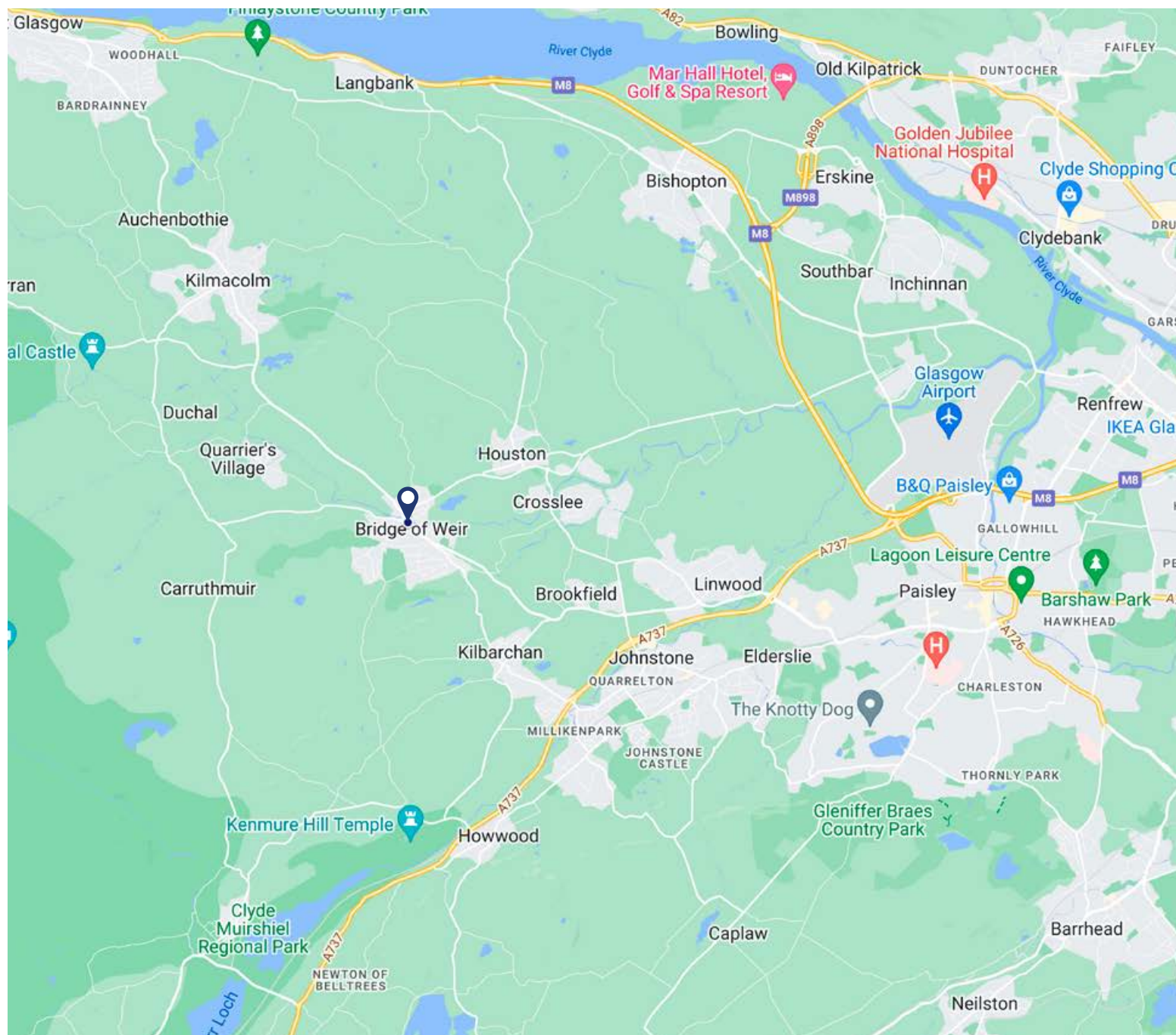
Bridge of Weir itself is a desirable and affluent village in Renfrewshire which has a population of approximately 4,850 people and continues to grow with lots of new residential development, and also benefits from an affluent catchment area with surrounding villages including Kilmacolm, Houston, Quarriers Village, Brookfield and Kilbarchan.

Bridge of Weir is a popular commuter town situated only 16 miles west of Glasgow City Centre and benefits from excellent transport links being close to the A737 and M8 motorway providing easy access to Glasgow Airport, Paisley, Braehead Shopping Centre, as well as connecting with major road networks throughout Glasgow and Ayrshire.

The town has a thriving community with a wide range of local amenities including shops, restaurants, bars & cafes, excellent schooling including Gryffe High School, 2 golf courses and fishing on the River Gryffe.

## THE PROPERTY

The subjects form part of a retail parade and comprise part ground floor of this 3-storey development, with retail on the ground floor and residential on the upper floors.



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## DESCRIPTION

The subjects are accessed directly from Livery Walk via a door positioned in the centre of the large double display frontage with prominent signage above.

Internally, the premises have been designed and fitted to an exacting standard, in a stylish and contemporary fashion, and are in literal walk-in condition.

The reception desk is positioned at the front of the shop, with cloakroom area to the rear, and there is also a customer waiting area. A nail bar station is also positioned at the front of the shop.

There are 7 fully equipped styling positions as well as 3 salon backwash units to the rear.

There are a number of display shelving units and cabinets for displaying products and stock, as well as a number of storage units and cupboards.

The subjects also benefit from a treatment room at the rear of the premises which is home to a treatment table and also benefits from storage, display shelving and a sink.

## ANCILLARY AREAS

The subjects benefit from a large back shop area which provides storage, kitchen facilities and toilet.

## SIZE

We understand that the premises extend to 72.34 SqM (779 SqFt).

## THE BUSINESS

Tulip Hair Design was established by our client in 1996, trading initially in the village of Houston, before relocating to Bridge of Weir in 2011, where it has traded successfully from since then.

The business is therefore extremely well



established, and enjoys an excellent reputation as well as a loyal and regular male and female clientele who come from the village and surrounding villages as well as from further afield including Glasgow, as well as one particular client who still makes the journey from Hampshire for their regular appointment.

Over the years our client has employed a number of stylists and operated the nail bar and treatment room, however in recent times our client runs the business very much to suit herself and is the only stylist along with one part time member of staff.

It is felt there is huge potential for a new owner operator to take on what is an excellent and reputable salon but that is currently not running anywhere near its true potential, only trading 4 days a week, and the village population is increasing constantly with lots of new development.

Our client is not quite ready to retire fully so would be prepared to continue working with a new owner for a period to ensure continuity of business and provide a clean handover when the time comes.

## TRADING HOURS

Closed : Sun/Mon/Tue

Thu: 9am-6pm

Fri: 9am-8pm

Sat: 9am-5pm

## TRADING INFORMATION

Accounting information for the year ending 31st December 2022 shows a turnover of £135,828 net of vat, with an adjusted net profit of circa £62,000.

Full accounting information can be made available to interested parties only after formally viewing the business.



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## FIXTURES & FITTINGS

We have been advised that all trade fixtures and fittings are owned outright and are free from any hire purchase or lease agreements.

## BUSINESS RATES

The subjects are entered in the current valuation roll as having a rateable value of £10,250 and are therefore eligible for zero rates.

## TENURE

The subjects are held on a full repairing and insuring (FRI) lease which expires on 6th February 2031, with a current passing rental of £12,000 per annum. We understand that the landlord would be willing to extend the lease for a new incoming owner subject to covenant.

## EPC

A copy of the energy performance certificate (EPC) is available on request. The rating is pending.



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## VIEWING & FURTHER INFORMATION

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