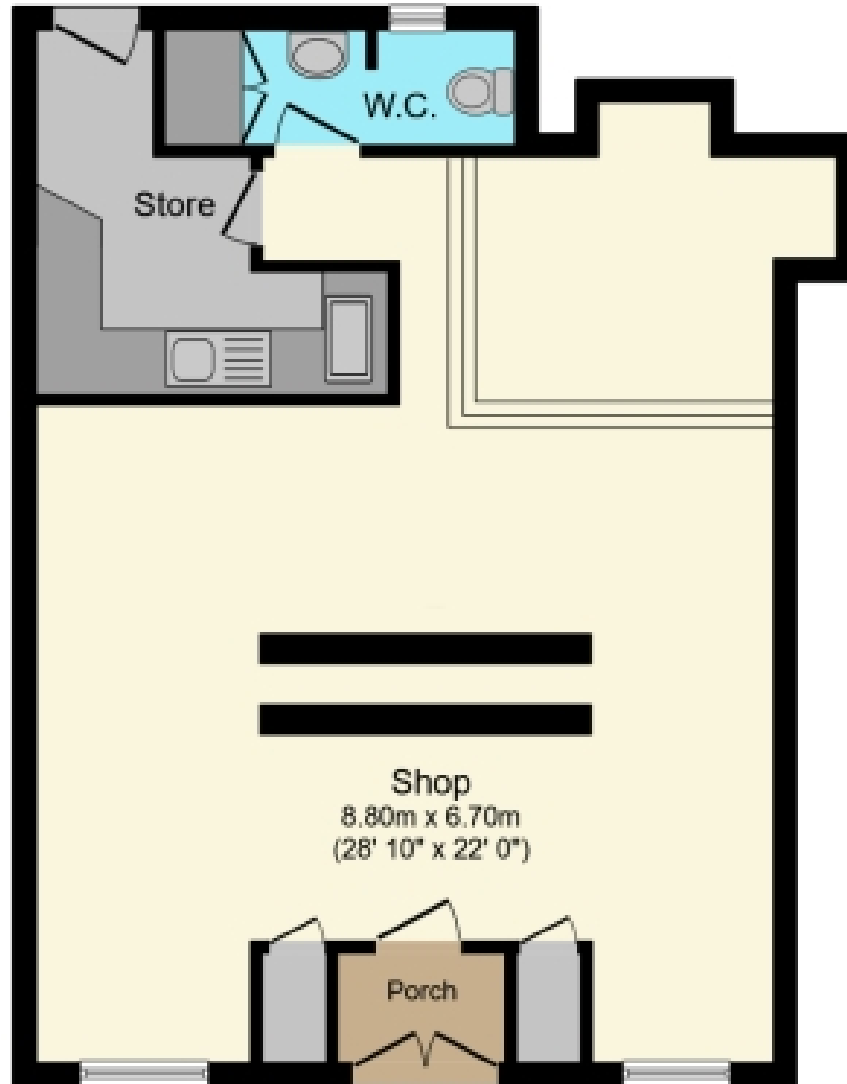




**No.19 Hair Salon, Bridge Street, Kilbirnie**

**Offers Over £75,000**





## Floor Plan

Floor area 62.9 m<sup>2</sup> (677 sq.ft.)

**TOTAL: 62.9 m<sup>2</sup> (677 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

\* VIBRANT HAIR SALON IN HIGH VISIBILITY LOCATION – CONSTANT FLOW OF TRAFFIC \* FULLY EQUIPPED PREMISES FOR IMMEDIATE OPERATION \* VERSATILE BUSINESS OPPORTUNITY FOR OTHER VENTURES \* Please contact your personal estate agents, The Property Boom to arrange a viewing.

Step into the heart of Kilbirnie's community with this chic hair salon, a unique opportunity to acquire a desirable business unit nestled on arguably the best shop positioning in the area. This elegant establishment, boasting a prime location, offers high visibility and draws in a constant stream of traffic, especially with the passing traffic leading towards the Largs coast.

Even though the business is currently set up as a salon, it doesn't necessarily need to continue as such. This versatile business premises offers masses of potential for anyone with a discerning eye looking to capitalise on a bustling shop front with a constant flow of traffic. Whether you envision a quirky coffee shop, a professional office space, or another type of enterprise, the location's high visibility and dynamic setting provide endless opportunities for success.

In turnkey operation, the salon presents fully equipped premises, ensuring a seamless transition for immediate operation. The appeal continues with a well-designed stylish workspace, perfect for enhancing revenue potential. Currently set up with four salon chairs, there's potential to double this number, catering to more clients and maximizing business opportunities. The tastefully decorated interior features neutral décor and oak effect flooring across the shop floor for a warming welcome to the salon.

The salon includes three hair washing stations, each equipped with massage chairs and black gloss ceramic sinks, allowing clients to unwind during their visit with star gaze effect ceiling lights. A rear storage room offers plentiful workspace and storage for supplies, along with two additional sinks and rear access to a private patio for moments of fresh air and relaxation in between appointments. The fully tiled W.C. adds to the convenience for both staff and clients.

Ownership of this stylish salon is secured with freehold status, affirming its place as a beloved fixture within the local community. The large outbuilding at the back of the building provides perfect additional storage space. With ample parking available in a large nearby car park, convenience is ensured for patrons.

With endless possibilities for those with a discerning eye for style and business potential, this property is must-see.

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