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CIRCLE8 MASSAGE

3 Briggate, Leeds LS1 4AE

Award-Winning Massage & Rehabilitation Clinic in the Heart of Leeds City Centre

Asking Price: Offers Invited in Excess of £200,000 for the business goodwill, fixtures & fittings and equipment (STV)

For further information and an appointment to view please contact Chris Nay on 07702809572 or Chris.Nay@christie.com

Ref: 5623127

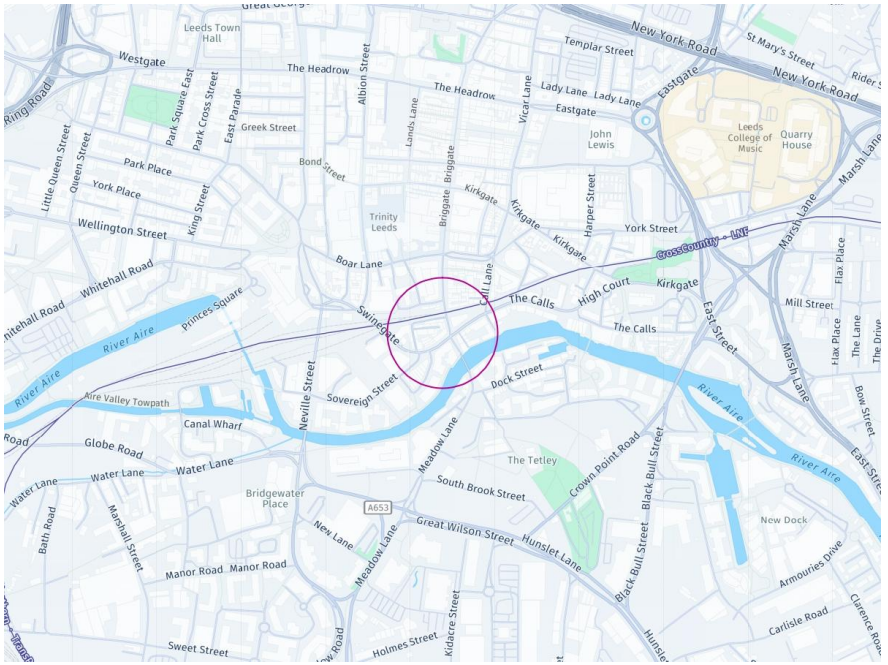
CHRISTIE FINANCE
Part of the Christie & Co Network

Christie Finance can potentially fund this practice purchase for you.
Please contact Ben Youatt on 07840022052

KEY HIGHLIGHTS AND LOCATION

3 Briggate, Leeds LS1 4AE

- Established in 2014 and highly regarded massage and rehabilitation business
- Prime city centre location within Leeds (LS1)
- 4,000 verified reviews on Treatwell
- Perfect 5.0/5 Treatwell rating
- 4.9/5 Google rating
- Winner of multiple Treatwell Top Rated Awards since 2017
- Specialising in Sports Massage, Deep Tissue Massage, Therapeutic Treatments and Injury Rehabilitation
- Approximately 70% client retention
- Experienced and established team of self-employed therapists, providing a hands-off operation for the incoming owner
- Strong direct online booking platform
- Adjusted EBITDA of approximately £73,000
- Significant opportunities for future growth
- EPC grade - C
- Website - https://www.circle8massage.co.uk/



Click for Google Maps

Circle8 Massage occupies a prime position within Leeds city centre, just a short walk from Leeds Railway Station and surrounded by a mix of offices, retail outlets, restaurants, bars and residential developments. The business benefits from excellent transport links, with convenient access to local bus routes, major road networks and public parking facilities, making it easily accessible for clients travelling from across Leeds, West Yorkshire and the wider region.

HISTORY

Established in 2014, Circle8 Massage was founded by the current owner whilst working as a Personal Trainer, initially operating from a single treatment room with a modest online presence and appointment booking platform.

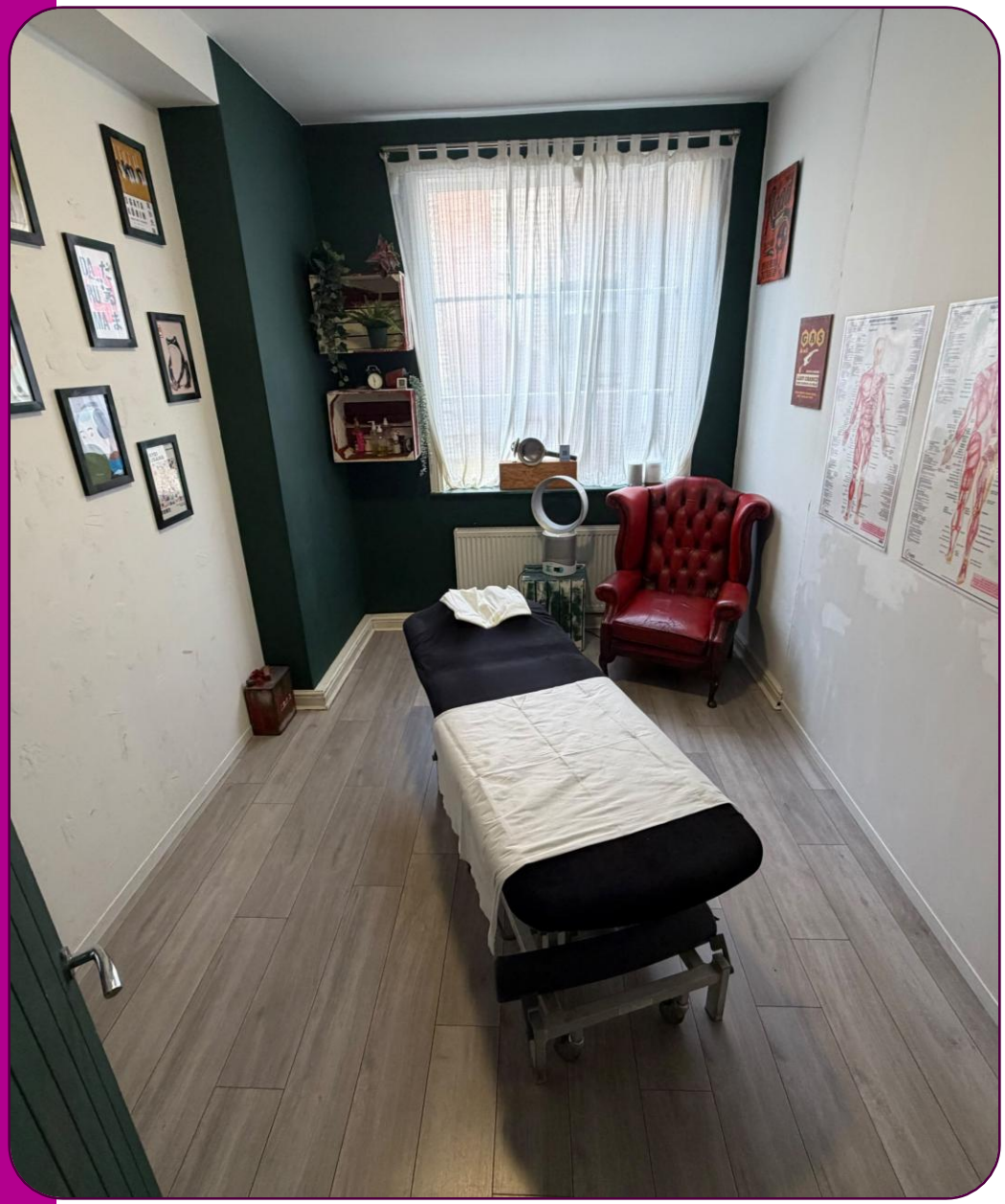
Over the past decade the business has experienced substantial growth and development, evolving into an award-winning massage and rehabilitation clinic with a highly loyal client base and an enviable reputation throughout Leeds and the surrounding areas. The business specialises in Sports Massage, Deep Tissue Massage, Therapeutic Treatments, Injury Rehabilitation and Exercise Prescription, serving a broad client demographic ranging from office workers and fitness enthusiasts through to amateur and competitive athletes.

Today, Circle8 Massage benefits from an experienced and longstanding team of self-employed therapists, many of whom have been associated with the business for several years.

This contractor-led structure provides operational flexibility whilst maintaining a highly efficient and scalable business model. The business has built a strong reputation for service quality and clinical outcomes, reflected in its exceptional online presence.

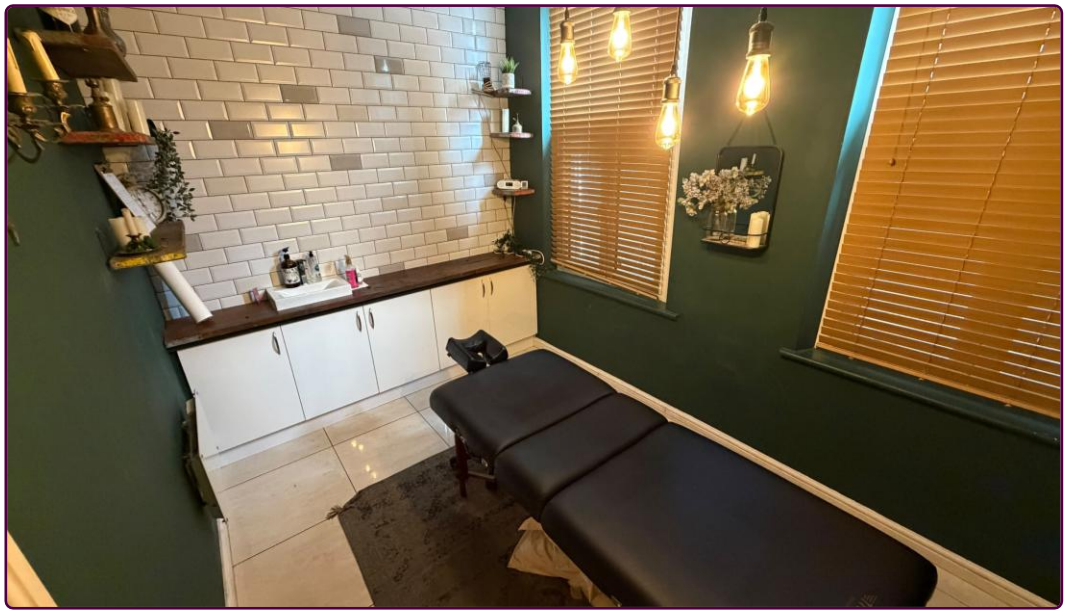
Circle8 Massage boasts more than 4,000 verified client reviews on Treatwell with a perfect 5.0/5 rating, alongside a 4.9/5 Google rating. Furthermore, the business has received multiple Treatwell Top Rated Awards since 2017 and has provided massage and wellbeing services for a variety of corporate events, including assignments undertaken for Sky Bet.

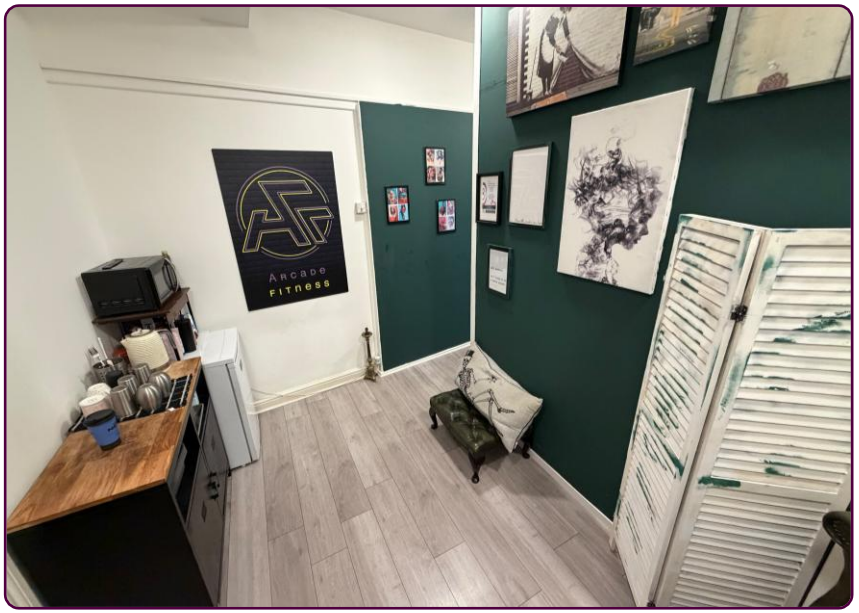
Approximately 70% of appointments are generated from returning clients, demonstrating the strength of the relationships established with customers and the consistency of service delivered by the therapist team.





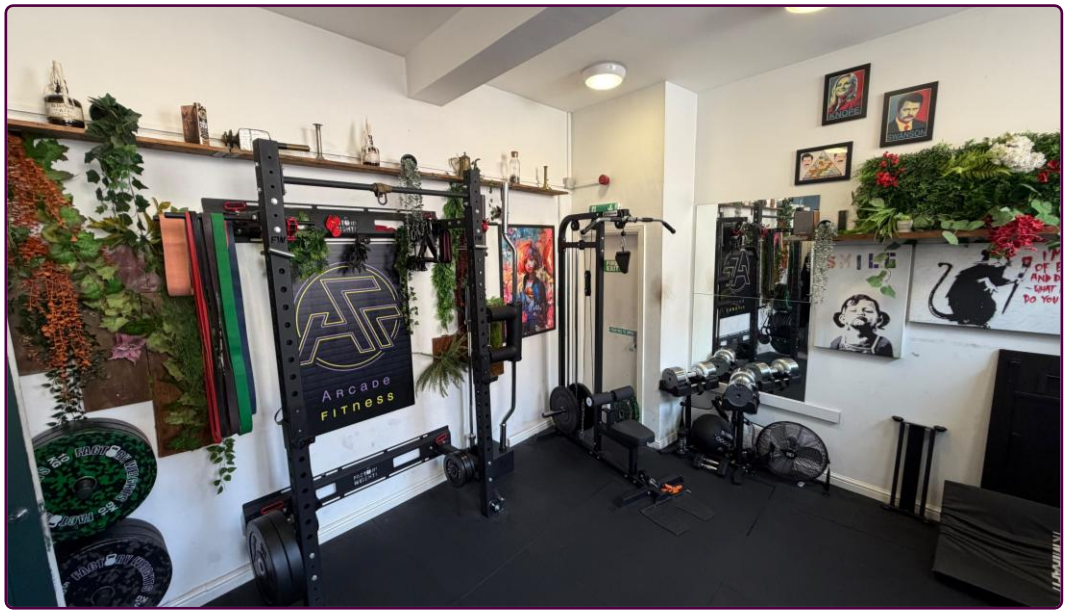


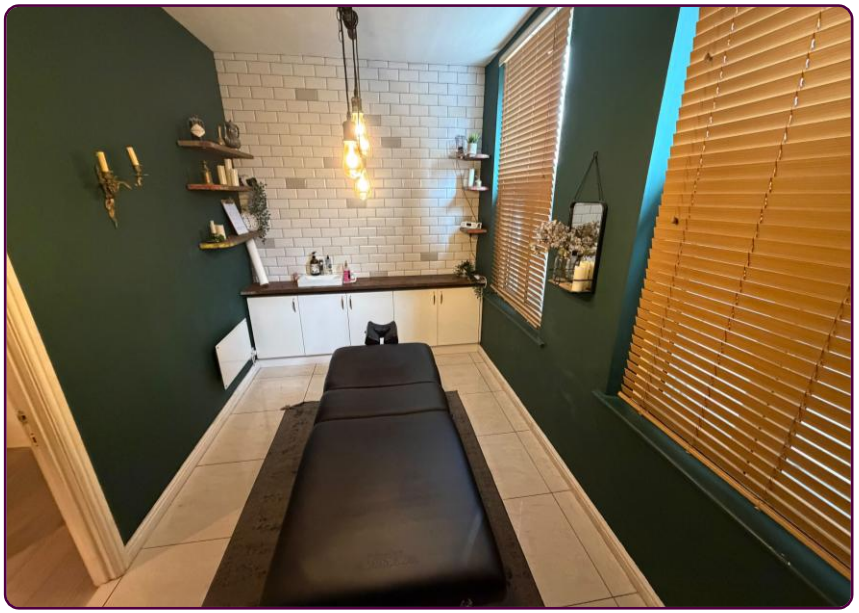



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FITNESS






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BUSINESS INFORMATION

PROPERTY & INTERNAL DETAILS

Circle8 Massage occupies attractive city centre premises extending to approximately 75 square metres.

The accommodation is arranged to provide multiple treatment rooms together with reception, waiting and ancillary areas including a dedicated rehabilitation area, creating a professional and welcoming environment for both new and existing clients.

The photographs included within this brochure show gym equipment located within the rehabilitation area. Please note that this equipment has only recently been relocated to another floor within the building and is no longer situated within the treatment space itself. The business continues to enjoy a strong relationship with the gym operation and receives regular ongoing referrals from gym members and users, providing a consistent source of new client enquiries and supporting the continued growth of the practice.

The premises are situated within a characterful building dating back to the mid-19th century, historically having operated as a stationery and parchment retailer.

The property successfully combines traditional character with modern treatment facilities and has been adapted to suit the operational requirements of a busy therapy and rehabilitation practice.

The layout has proven highly effective for the current business model and provides a comfortable and professional environment from which the business continues to flourish.

treatwell

Circle 8 Massage

5.0 ★ ★ ★ ★ ★ 4147 reviews





FINANCIAL INFORMATION

FINANCIAL BREAKDOWN

	FY2024/25	FY2025/26 (Forecast)
Gross Treatment Revenue	£194,320	£204,100
Other Income	£0	£6,000
Total Revenue	**£194,320**	**£210,140**
Therapist Fees	(£105,450)	(£112,277)
Materials & Consumables	(£4,338)	(£5,000)
Gross Profit	**£84,532**	**£92,863**
Rent & Property Costs	(£18,312)	(£14,000)
Operating Expenses	(£6,020)	(£6,031)
EBITDA	**-**	**£72,832**

Figures prepared from management information and adjusted to reflect the contractor-led operating model of the business. Full financial information available to seriously interested parties following a viewing and we recommend you make your own assessment of the businesses financial position.

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THERAPIST TEAM

TEAM

Name	Role	Employment Status	Revenue Share
Jennifer	Senior Massage Therapist	Self-Employed	70%
Jessika	Massage Therapist	Self-Employed	50%
Wynston	Massage Therapist	Self-Employed	50%
Ellie	Massage Therapist	Self-Employed	50%
Pamoura	Massage Therapist	Self-Employed	50%

The business operates using a team of experienced self-employed therapists who are remunerated via a percentage split of treatment income generated.

This contractor-led structure provides operational flexibility and contributes to the strong profitability achieved by the business.

Full details will be provided to interested parties following a viewing of the business.



FURTHER INFORMATION

TRADING TIMES

Days	Time
Monday	08:00 – 20:00
Tuesday	10:00 – 20:00
Wednesday	10:00 – 20:00
Thursday	10:00 – 20:00
Friday	10:00 – 20:00
Saturday & Sunday	10:00 – 18:00

TENURE, FIXTURES & FITTINGS

Leasehold

The property is offered on a leasehold basis with an annual rent of £12,000 (subject to negotiation and agreement on terms by both parties).

BUSINESS RATES

Billing authority: Leeds City Council.
Rateable value: £24,250 (this is the rateable value for all 4 floors of the property, not the amount paid)
EPC: Grade C

Asking Price: Offers Invited in Excess of £200,000 for the business goodwill, fixtures & fittings and equipment (STV).

CONTACT & VIEWINGS



Chris Nay
Business Agent - Retail

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E: Chris.nay@christie.com

OTHER SERVICES

CHRISTIE INSURANCE

Christie Insurance can arrange the right insurance cover at the right price, backed up by our superb claims support.

For more information, please call us on **01908 920570,** email **christie@christieinsurance.com** or visit **christieinsurance.com.**

More protection for your business

We see ourselves as more than just your insurance provider, helping you to get a commercial insurance policy to meet your needs; we're also your risk management partner, here to actively support you to manage risk. We have a range of solutions to do this, from a cyber risk tool to health and safety risk alerts.

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VALUATION SERVICES

Whilst we hope you find a practice through Christie & Co, if you do find a practice through an alternative source and require a formal valuation for lending (loan security purposes); we can be of assistance.

We have the largest national team of chartered surveyors and valuers dedicated to its specialist markets, offering valuations, consultancy, rating, investment, rent reviews, lease renewals, building surveying, planning and dispute resolution advice in the dental sector.

Local knowledge with national reach

Valuation Services specialists are located in our extensive network of offices across the UK, providing local knowledge and service on a national scale. This enables us to respond effectively to widespread portfolio valuations as well as individual local projects.

CHRISTIE & CO

CUSTOMER DUE DILIGENCE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require us to undertake a Customer Due Diligence check on the intending buyer. Please speak to your solicitor about what this will entail.

If your offer is subsequently accepted and you are a sole individual then please provide us with a copy of an identification document (such as a passport or driving licence) and a separate document proving your address (such as a utility bill, council tax bill/statement or bank statement which is less than 3 months old). This can be done in person at any of our offices, or alternatively please provide the original certified copies by post - we are advised by HMRC that we are not able to accept email copies or photocopies of the certification signatures.

If you are planning to buy the property via a partnership, company or other structure, then we will need the above two document types for all persons who own 25% or more of the entity making the purchase (legally known as all "beneficial owners").

We are required under those Regulations to request and obtain this information from you. If you choose to not provide this information, then we will follow the reporting requirements of the Regulations (which you should take legal advice about).

CONDITIONS OF THESE PARTICULARS

Sales particulars are prepared as a general guide to the properties (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser or tenant (an "acquirer") and are intended for business people familiar with commercial transactions. If you are not sure that you fit this description you should take relevant independent advice before proceeding further. The information given is believed to be correct as at the date it was prepared but its accuracy is not guaranteed. All purchasers should make and rely on their own enquiries and/or instruct an appropriate professional adviser. Prospective purchasers should be aware of and are recommended to use independent sources of information about the trading of a business such as Companies House and also to seek quality independent advice prior to committing to purchase. Christie & Co for themselves and for the vendors, owners or landlords of the properties (together the "Customer") whose agents Christie & Co are, give notice that: (a) These particulars are made without responsibility on the part of Christie & Co or the Customer; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract, and statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation; (b) The Customer does not make or give, and neither Christie & Co nor any of their employees has any authority to make or give, any representation or warranty whatsoever in relation to the properties; (c) Christie & Co has not carried out a detailed surveys, nor tested the services, appliances and specific fittings; (d) Dimensions (where given) are approximate and should be verified by an acquirer; and (e) Any accounts or financial statements or registration information provided to an acquirer are provided on behalf of the Customer by Christie & Co, who cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein.

Subject to contract

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CONFIDENTIALITY STATEMENT

1 The Customer acknowledges it will receive from Christie & Co Confidential Information in respect of businesses for sale ("**Business**").

2. In consideration of the Customer receiving Confidential Information in respect of any Business the Customer undertakes to respect and preserve the confidentiality of the Confidential Information for a period of 5 years after the date of disclosure of the Confidential Information to the Customer.

3. The Customer further undertakes that it shall not:

   a) communicate directly or indirectly, or otherwise make available, the Confidential Information to any third party including without limitation the employees and patients of the Business;

   b) persuade or attempt to persuade any employee of the Business to leave the Business or terminate their employment with the Business;

   c) communicate directly or indirectly, with any employee of the Business in a manner calculated or likely to cause that employee to leave or end his employment with the Business; and

   d) use the Confidential Information in a manner calculated or likely to cause any detrimental damage to the Business including without limitation any reputational or financial damage.

4. The Customer may disclose the Confidential Information in the following circumstances:

   a) to its employees, officers, representatives or advisers who need to know such information for the purposes of assessing the Business for a possible purchase. The Customer shall procure that its employees, officers, representatives or advisers to whom it discloses the Confidential Information comply with the undertakings provided in clauses 2 and 3 of this Confidentiality Statement; and

   b) as may be required by law, a court of competent jurisdiction or any governmental or regulatory authority.

"**Customer**" means the party who is registered as an applicant with Christie & Co and receives the Confidential Information.

Confidential Information: all confidential information (however recorded, preserved or disclosed) disclosed to the Customer including but not limited to:

   a) the fact that the Business is for sale and discussions and negotiations are taking place concerning such a sale;

   b) any information that would be regarded as confidential by a reasonable business person relating to:

   c) the business, affairs, patients or other customers or Customers, employees, suppliers, plans, intentions, or market opportunities of the Business; and

   d) the operations, processes, product information, know-how, designs, trade secrets of the Business; and

   e) any information or analysis derived from Confidential Information; but not including any information that is or becomes generally available to the public other than as a result of disclosure by the Customer or its employees, officers, representatives or advisers in breach of this undertaking of confidentiality.

