

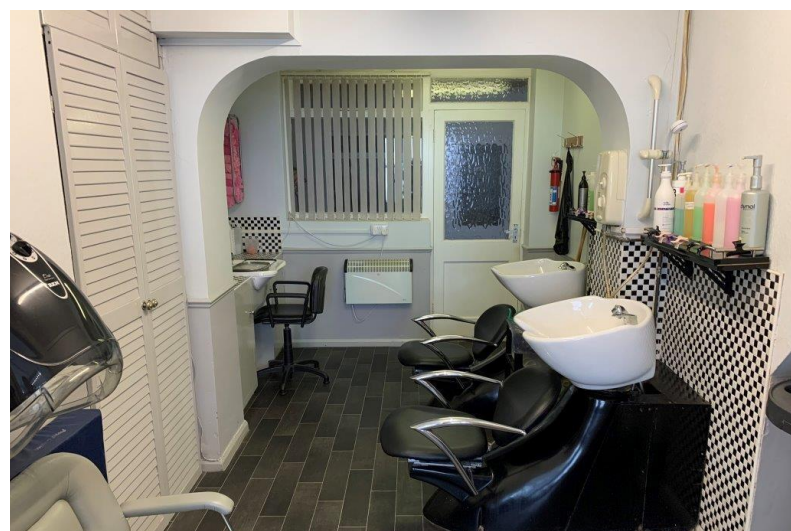


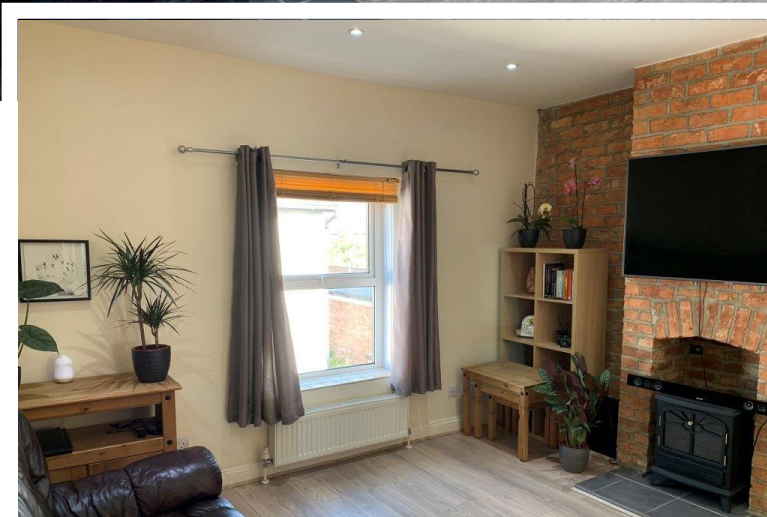
## New Images, 10 Church Street

Ruskington, Sleaford, NG34 9DU

### Offers Over £155,000 To Include Fixtures & Fittings, Stock and Goodwill

An excellent opportunity to purchase a Freehold Investment Property located in the centre of the village of Ruskington. The ground floor currently comprises a well-established trading hairdressing salon (Business Unaffected) and is currently fully equipped for this use, with items included within the asking price. To the first floor, there is a one bedroom flat, currently let on an Assured Shorthold Tenancy Agreement. The property is being offered for sale due to the owner retiring.





#### LOCATION

Ruskington is a popular, larger than average village, located approximately four miles north of the Market Town of Sleaford. The larger city of Lincoln is located on the B1188 approximately fourteen miles to the north. The village offers a good range of local amenities to include a Coop Food Store with Post Office and Pharmacy, various Local Shops, Takeaways, Public Houses, Primary and Secondary Schools and a Railway Station on the Sleaford to Lincoln line.

#### DESCRIPTION

An excellent opportunity to purchase a Freehold Investment Property located in the centre of the village of Ruskington. The ground floor currently comprises a well-established trading hairdressing salon (Business Unaffected) and is currently fully equipped for this use, with items included within the asking price. To the first floor, there is a one bedroom flat, currently let on an Assured Shorthold Tenancy Agreement. The property is being offered for sale due to the owner retiring.

#### ACCOMMODATION

HAIRDRESSING FRONT SALON - 3.95m x 3.84 m (max dimensions)

Having a large display window to front elevation, entrance door and currently occupied by four chairs.



**REAR SALON AREA - 4.79m x 2.30m (max dimensions)**  
Two wash basin chairs and two hairdryer seats, with store room off.

**STAFF ROOM - 4.24m x 2.26m**  
With rear entrance door and internal door leading to the first floor flat.

**KITCHEN - 3.42m x 1.51m**  
With fitted base cupboard, work surface, stainless steel sink and eye-level units.

**CLOAKROOM - 1.92m x 0.9m**  
With wash basin and WC.

#### **OUTSIDE**

There is a small yard adjacent to the rear of the property, which is shared with the neighbouring properties, over which there is a pedestrian access.

#### **FIRST FLOOR FLAT**

Access to that flat is via an internal door from the Staff Room, with stairs leading to the First Floor Landing.

**Living Kitchen - 3.90m x 3.87m**

Having a range of modern fitted units comprising base cupboards and drawers with work surfaces over, inset stainless steel sink with hot and cold mixer tap. Electric oven and gas hob. There is a uPVC double glazed window to the front elevation and a feature decorative brick-built chimney breast.

**Bedroom - 3.94m x 2.43m**

Having new PVC double glazed window to the front elevation.

**Bathroom - 2.57m x 2.68m**

Having fitted three piece suite comprising; WC, wash basin and panelled bath. There is a uPVC double glazed window to the rear elevation.

#### **SERVICES**

Mains water, electricity and gas are connected to the property. Heating to the salon is provided by a wall mounted electric heaters and there is a gas fired central heating system to the first floor flat. The latter is served by a combination boiler located off the Bathroom.

Hot water to the salon is provided by a hot water cylinder with a timed immersion control.

#### **ENERGY PERFORMANCE CERTIFICATE**

Ground Floor Salon – EPC Rating – C(62).

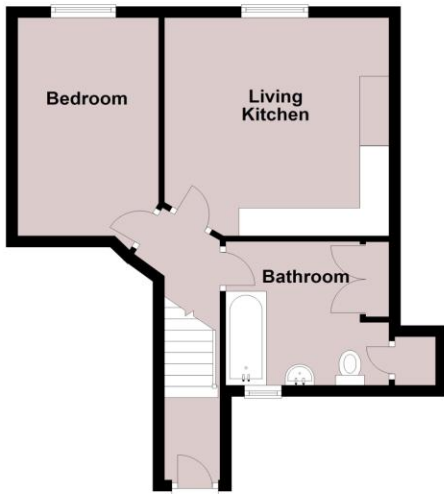
First Floor Flat - EPC Rating - C(72).

#### **TENURE**

Available to purchase on a Freehold basis with Vacant Possession upon completion for the salon to include all fixtures and fittings, stock and goodwill. The flat is subject to an Assured Shorthold Tenancy Agreement and the Vendor advises that the current rent passing is £625 pcm.



## Floor Plan for Flat



## BUSINESS RATES

The current Rateable Value for the property is £2,950

Small Business Multiplier (2023/2024) 49.9p in the £.  
The property may qualify for small business rates relief.

It may be possible to obtain Small Business Rates Relief, depending on individual circumstances.

The flat has a council tax band of A.

## VAT

The Vendor has advised that VAT is not payable on the purchase price.

## VIEWINGS

Strictly by prior appointment through Mundys.

## NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

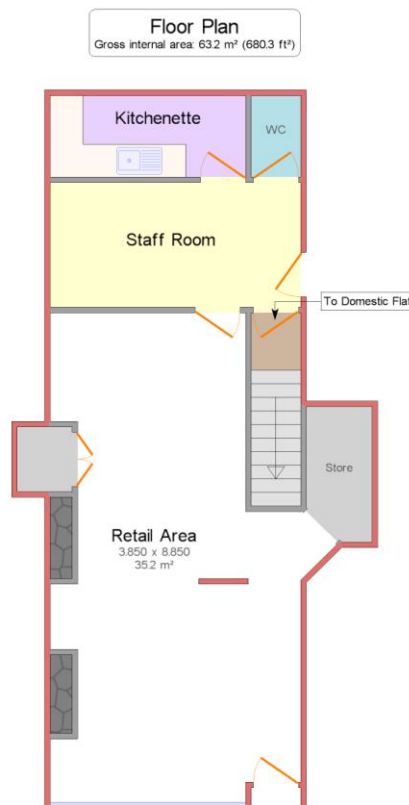
## GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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## Floor Plan for Retail Unit



29-30 Silver Street  
Lincoln  
LN2 1AS

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

