



**Commercial Property Investment**  
**ESTABLISHED HAIRDRESSING SALON 890 SQFT**  
**7 and 7A Church Street, Bromsgrove, B61 8DD**



# For Sale

- TOWN CENTRE LOCATION
- FREEHOLD
- GROUND AND FIRST FLOOR

- LET FOR 3 YEARS AT £13,200 PER ANNUM
- BUSY THOROUGHFARE

## LOCATION

The premises are conveniently located on Church Street, which is a busy thoroughfare linking the bus depot to High Street, major retailers in the immediate vicinity include Lloyds Bank, Greggs, Ryman, F. Hinds and Bromsgrove Sports.

## DESCRIPTION

The property is arranged as:-

Ground Floor – Open plan retail area with display frontage to Church Street leading to rear treatment rooms, stores, kitchenette and WC. The ground floor has a net floor area of 599 sq ft.

Stairs ascend from the retail area to:-

First Floor – landing including waiting room, off which opens to number treatment rooms providing a further 291 sq ft of accommodation.

The total Net Internal floor Area is approximately 890 sq ft (82.7 sqm).

External rear staircase provides access to the second floor providing self-contained residential accommodation.

## TENURE

The ground and first floor is let by way of a new 3 Year Lease to Snipz (Hairdressers) Ltd at a rent of £13,200 per annum.

The second floor has been sold by way of a Long Lease at 125 years at a peppercorn rent.

## PURCHASE PRICE

£165,000

## LEGAL FEES

Each party to pay their own costs.

## RATEABLE VALUE

£9000

## EPC

The Property has a rating of E (42).

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we require two forms of Identification and confirmation of source of funding from all Purchasers.

## VIEWING

Strictly by appointment with our Reception on 01527 584242.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.