

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 10/10a St. Georges Terrace

Millom, LA18 4DB

Offers In The Region Of £125,000



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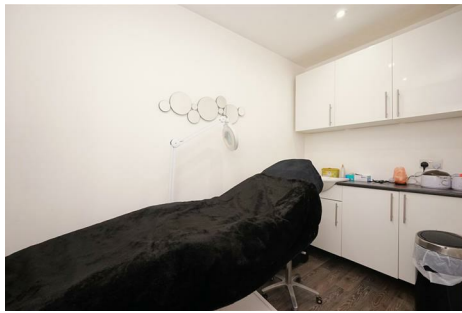
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# 10/10a St. Georges Terrace

Millom, LA18 4DB

## Offers In The Region Of £125,000



*Commercial property currently set up as a hair and beauty salon plus two bedroom flat above. This property is an ideal investment opportunity for a hair stylist or beautician looking to set up on their own as the ground floor shop is fully fitted out with three stylist chairs, ample space as a waiting area and beauty room to the back along with WC and kitchen facilities. The flat upstairs provides extra income potential. Viewings are recommended please call our Millom office to arrange.*

Are you looking for an opportunity to own a property that combines a business and residential space? Look no further than this unique property located right in the heart of Millom, on St Georges Terrace.

This property features a ground-floor hair salon that is fully equipped with all the essentials. It includes a front desk, three stylist chairs with mirrors for your clients' comfort, a backwash area, and a waiting area. The open space is perfect for a nail technician, adding versatility to the services you can offer.

A corridor leads to two separate beauty rooms, providing ample space for additional services like facials, massages, or waxing. The property also includes a kitchen area for staff use and a separate WC for customer convenience. A door at the rear of the property offers direct access to the yard.

But that's not all! This property also includes a separate flat, accessible through a stairway in the yard. The flat is neutrally decorated and features a cosy living room, a kitchen, a four-piece bathroom, and two double bedrooms. The best part? It's already rented out! So, you'll have immediate income potential.

### Shopfront Area

26'2" x 13'4" (7.977 x 4.070)

### Open Area

8'10" x 6'11" (2.699 x 2.129)

### Beauty Room

5'0" x 4'0" (1.528 x 1.221)

### Beauty Room

9'3" x 5'1" (2.835 x 1.560)

### Kitchenette

8'0" x 6'7" (2.456 x 2.022)

### WC

4'7" x 2'4" (1.402 x 0.732)

### Hallway (Apartment)

12'7" x 4'11" (3.838 x 1.510)

### Living Room (Apartment)

14'5" x 11'2" (4.403 x 3.405)

### Kitchen (Apartment)

12'6" x 9'0" (3.832 x 2.750)

### Bathroom (Apartment)

8'11" x 7'6" (2.727 x 2.306)

### Bedroom One (Apartment)

13'1" x 11'4" (3.997 x 3.474)

### Bedroom Two (Apartment)

12'6" x 8'11" (3.818 x 2.735)

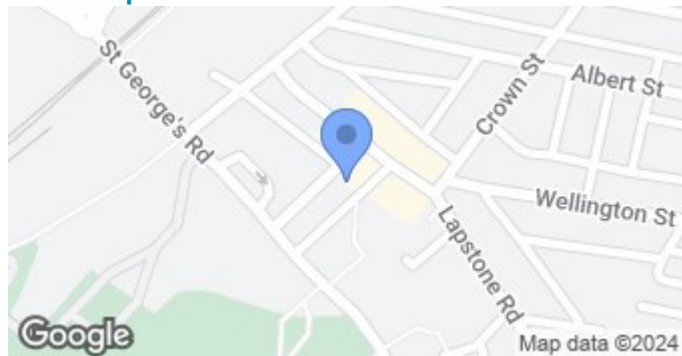


- Commercial Property in a Town centre location
  - Currently set up as Hair and Beauty Salon
    - EPC Flat E

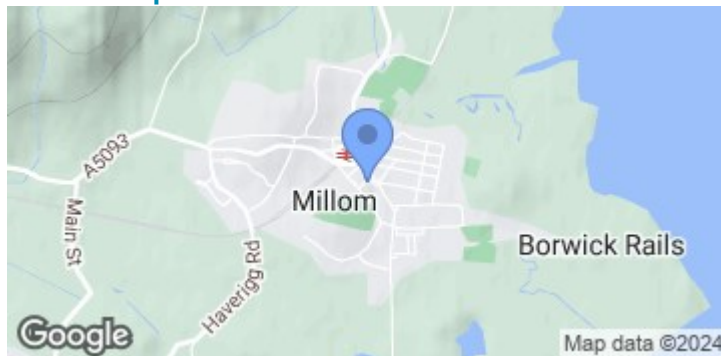
- Ideal investment opportunity
  - Two Bedroom Flat
    - EPC Shop B



## Road Map



## Terrain Map



## Floor Plan

Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

