

# FORMER HAIR SALON TO LET



277 Dewsbury Road, Wakefield, WF2 9DD



- 972 sq ft (90 sq m)
- 7 work stations with 3 sinks
- Individual treatment rooms
- Main road position
- Just a short drive from city centre
- Close to Junction 40 of the M1 motorway

## DESCRIPTION

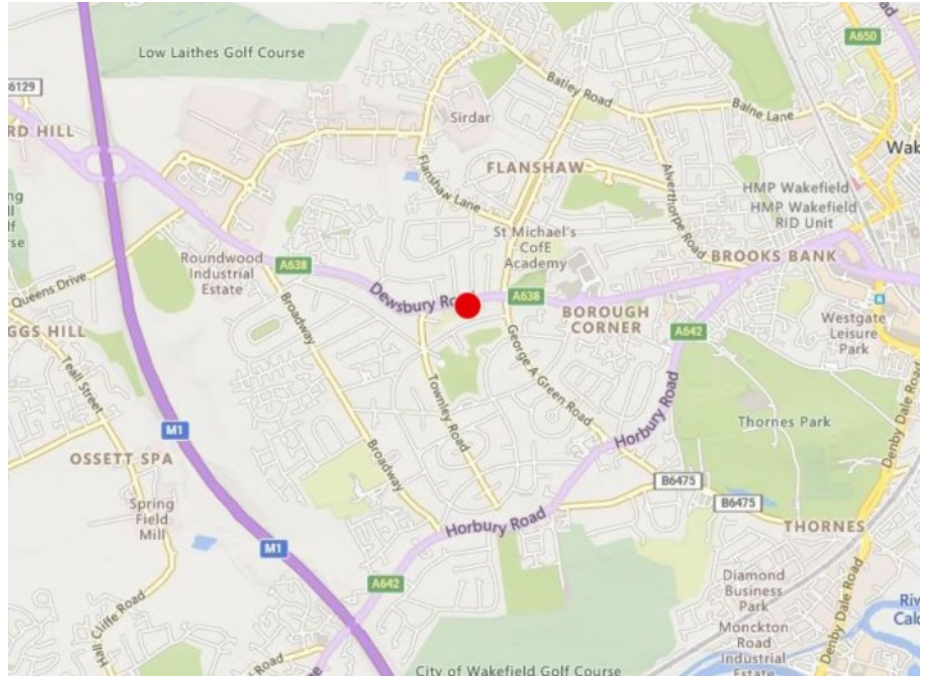
This is a former hair salon and beauticians making this an ideal opportunity for anyone wanting a similar operation. The property would also suit a variety of other uses.

The accommodation is divided into 4 sections with a main retail section to the front and then 3 separate treatment rooms to the rear. A kitchen and Wc facilities are also provided for.

Please note, the ingoing tenant is to be responsible for all legal costs incurred in this transaction.

## LOCATION

The premises occupy a main road location fronting onto Dewsbury Road, which is the main access road from the city centre towards junction 40 of the M1 motorway.



## ACCOMODATION

Shop width - 24 ft

Shop depth - 40ft 6in

**Total internal area = 972 sq ft**

Includes:

Treatment room 1 - 8ft 2in x 12ft = 98 sq ft

Treatment room 2 - 11ft x 9ft = 99 sq ft

Treatment room 3 - 12ft x 9ft 4in = 112 sq ft

Kitchen - 13ft x 7ft 3in = 94 sq ft

Plus shower and Wc facilities

## SUMMARY

<b>SIZE</b>	972 sq ft (90 sq m)
<b>RENT</b>	£14,000 per annum
<b>LEASE</b>	Full Repairing and Insuring
<b>RATEABLE VALUE</b>	£9,600
<b>SMALL BUSINESS RATES RELIEF</b>	Applicable. For more information, please contact the local authority on 01977 727121.
<b>VAT</b>	Not applicable
<b>LEGAL FEES</b>	The ingoing tenant is to be responsible for all legal costs incurred in this transaction.
<b>EPC</b>	Awaiting assessment

## VIEWINGS & FURTHER ENQUIRIES



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### GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

These particulars were updated August 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.