



**Snippers Church Road  
Doncaster DN7 5AE**

**Offers Around £65,000  
FREEHOLD**

Fantastic opportunity to purchase a ready made hairdressers which has traded for many years. Freehold single level commercial unit. Ideal to develop into full range of beauty or ideal size for many other uses. Main road location. Fixtures and fittings available.

**EPC:**



- Single level commercial unit
- Ready to go as a Hairdressers
- Perfect size for other business use
- Main road frontage
- Roller shutters to the front and rear
- Freehold

A fantastic opportunity to purchase a single level, freehold commercial unit which is the ideal manageable size for many uses, with the added benefit of a very busy main road position. The current owner has been comfortably trading for many years as a hairdresser but any new buyer has a brilliant opportunity to further develop and diversify into beauty.

#### RETAIL AREA

Large front UPVC double glazed window and entrance door with electric operated security shutters. Tiled floor. Wall mounted gas heater. Two sinks with shower installed and four hair workstations. Door through to the kitchen/storage area.

#### KITCHEN/STORAGE AREA

Fitted with wall and base units incorporating a stainless steel sink and drainer with electric water heater. Tiled floor. Wall mounted gas heater. Door into the rear yard with electric operated security shutter. Door into the w.c.

#### W.C

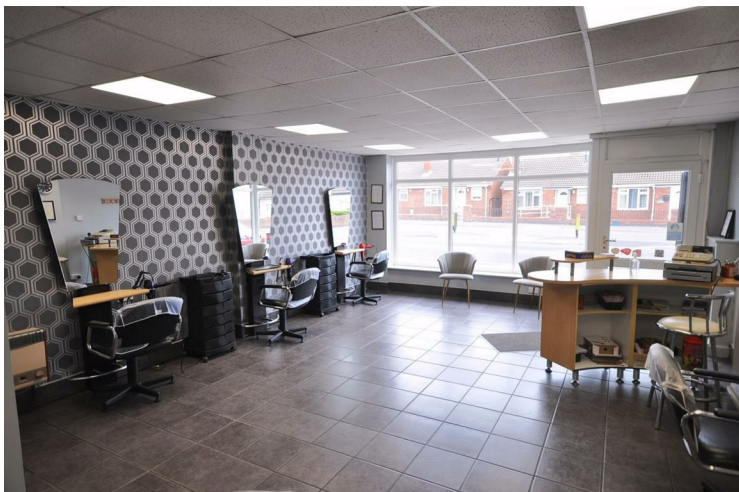
Fitted with a white w.c and wash hand basin. Tiled walls and floor.

#### REAR YARD

Measuring approximately 6.03m x 3.12m with access from the kitchen area only.

#### RATES

The premises have a Rateable Value of £2,750 which would give a yearly charge of £1,023.01, however interested parties are advised to contact the local authority directly with regard to any Small Business Relief or other relief that they may be entitled to. We have also been advised that until the property is re-occupied the premises would enjoy empty property relief too.





## Floor Plan



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

Thorne Sales  
 94 King Street  
 Thorne  
 Doncaster  
 South Yorkshire  
 DN8 5BA

01405 816893  
 thorne@screetons.co.uk  
 www.screetons.co.uk

