



Hair Salon TO LET, 89 Wollaton Road, Beeston NG9 2NP

Long Established Hair salon to Let.  
Space for circa 10 Chairs

£14,000 per annum (no vat)

Busy Beeston main road location

- Main road location in popular Notts Suburb
- £14,000 per annum plus insurance
- No Vat
- Available immediately
- A new 5 year lease term available

# Hair Salon TO LET, 89 Wollaton Road, Beeston NG9 2NP

## Summary

Available Size - 615 Sq. ft

Rent - £14,000 per annum

Business Rates - £4500 per annum - Tenants are responsible for the rates payable. Full rate relief should be available.

VAT - Not Applicable

Legal Fees - Each party to bear their own costs.

EPC Rating - A report has been commissioned and will be available in due course

## Description

Occupying the ground floor of a 2 storey property, with open plan shop and dual aspect to Wollaton Road and Broughton Street with large glass frontage. Sitting directly on the footpath frontage and highly visible from the main road into the town centre.

The first floor is a residential flat, not included.

### Location

The property is located in Beeston on the South West of Nottingham on the main Wollaton Road running to the town centre, a popular suburb of Nottingham.

There are numerous retail outlets surrounding the site and a Lidl supermarket on the other side of the road with residential housing adjoining. Nottingham is well positioned within the Midlands with an estimated population of circa 280,000,

### Services

We are advised that all main services are connected to the property. These services have not been inspected or tested by the agent.

### Terms

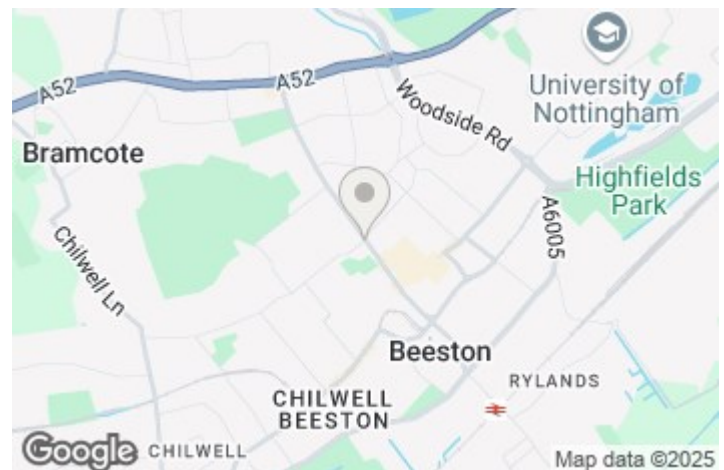
Offered for let on a new minimum 5-year lease, on fully repairing and insuring terms with rent paid quarterly in advance.

The initial passing rent is set at £14,000 No vat.

Landlords' insurance will be re-charged at cost.

Existing equipment is available by separate negotiation if required for continued hair salon use.

A 3 month rental deposit will be required.



## Viewing and Further Information

Ben Freckingham

Email: [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

Tel: 01664 431330

