



## Tangles, The Square

Ingleton, LA6 3EG

**Price Guide £75,000**



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### Tangles

A rare opportunity to buy or rent a leasehold commercial property in central Ingleton.

Most recently trading as Tangles hairdressing salon - established for over 3 decades. The well-presented and maintained ground floor property is subject to a long lease with 966 years remaining, and benefits from recent investments including: new UPVC double glazing throughout; new staff kitchen and customer cloakroom: new electric heaters and hot water cylinder, plus B4RN ultrafast fibre broadband.

Business available for additional to include stock, fixtures, fittings, equipment and contact book: £25,000.

The property is potentially available for alternative retail use, however, the first preference would be to sell as a going concern.

Enquiries to Fisher Hopper Estate Agents.

### Location

Ingleton is a popular village on the western edge of the Yorkshire Dales with a thriving local community. It is also a key destination for holiday makers. The village has a good range of shops, pubs, bars and restaurants, along with an open air swimming pool, famous waterfalls walk and good primary school. Excellent secondary education options are available at Settle College and QES, Kirkby Lonsdale. The A65 provides easy road links to the M6, Kendal and Skipton, with a train services to Leeds and Lancaster from Clapham and High Bentham.

### Property and Business Information

Leasehold Property. Repair and Insure 999 year lease from 28/02/90 with 966 years remaining. Reserved annual ground rent of £1.00 payable if demanded. Ratable Value: £4,400 subject to 100% Small Business Rates Relief. Mains water and electricity. B4RN ultrafast fibre broadband. Profit and Loss Statements for 19/20 and 20/21 available by request. Equipment, fixtures, fittings, stock and contact book available. The seller will support a business handover process.

### Salon

15'9" x 16'3" (4.81m x 4.96m)

Spacious salon with UPVC double glazed bay window and external door to the front aspect. 3 hairdressing stations. 1 wash and dry station. Counter with till. Customer waiting area. Built-in storage cupboard. Product display shelving unit. Vinyl flooring. Electric heater. Steps up to:

### Vestibule

Vestibule area providing access to staff kitchen and customer cloakroom. Vinyl flooring. Electric heater.

### Kitchen

13'10" x 6'9" (4.21m x 2.06m)

Staff kitchen with fitted units and worktops. Stainless steel sink and drainer. Fridge. Shelving. Cupboard housing hot water cylinder. Safe. Vinyl flooring.

### Cloakroom

6'3" x 5'10" (1.91m x 1.78m)

Pristine customer cloakroom with tilt and slide UPVC double glazed window to the side aspect. WC and wash hand basin. Vinyl flooring.

### EPC

EPAR: C

## Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

### OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure.

### FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker. Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

### MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the

best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

### INTRODUCERS FEES

Fisher Hopper Ltd receives and introducers fee from Napthens Solicitors of £100.00 + VAT for all successful introductions.

### FISHER HOPPER

Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: 5 Battalion Court, Colburn Business Park, Catterick Garrison, England, DL9 4QN. Company Director: M. Alexander

The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

### FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.



## Road Map



## Hybrid Map



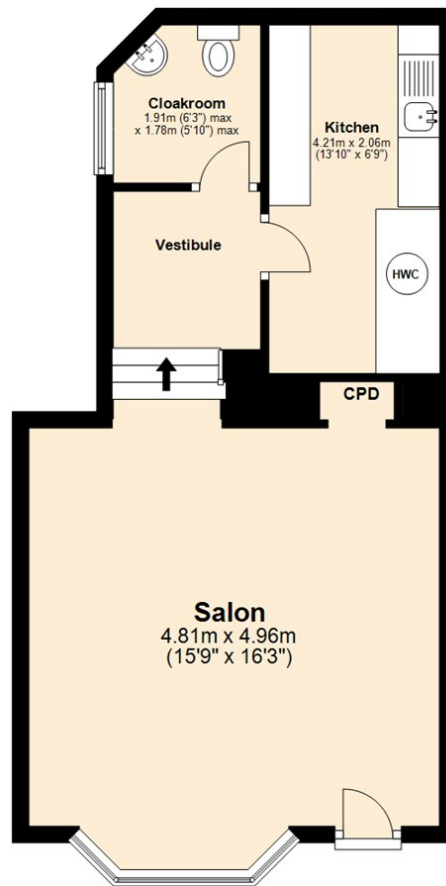
## Terrain Map



## Floor Plan

### Floor Plan

Approx. 43.3 sq. metres (465.7 sq. feet)



Total area: approx. 43.3 sq. metres (465.7 sq. feet)

**Tangles, Ingleton**

This property's current energy rating is C.

