

FOR SALE

85-87 LONDON ROAD

Northwich, CW9 5HQ



Key Highlights

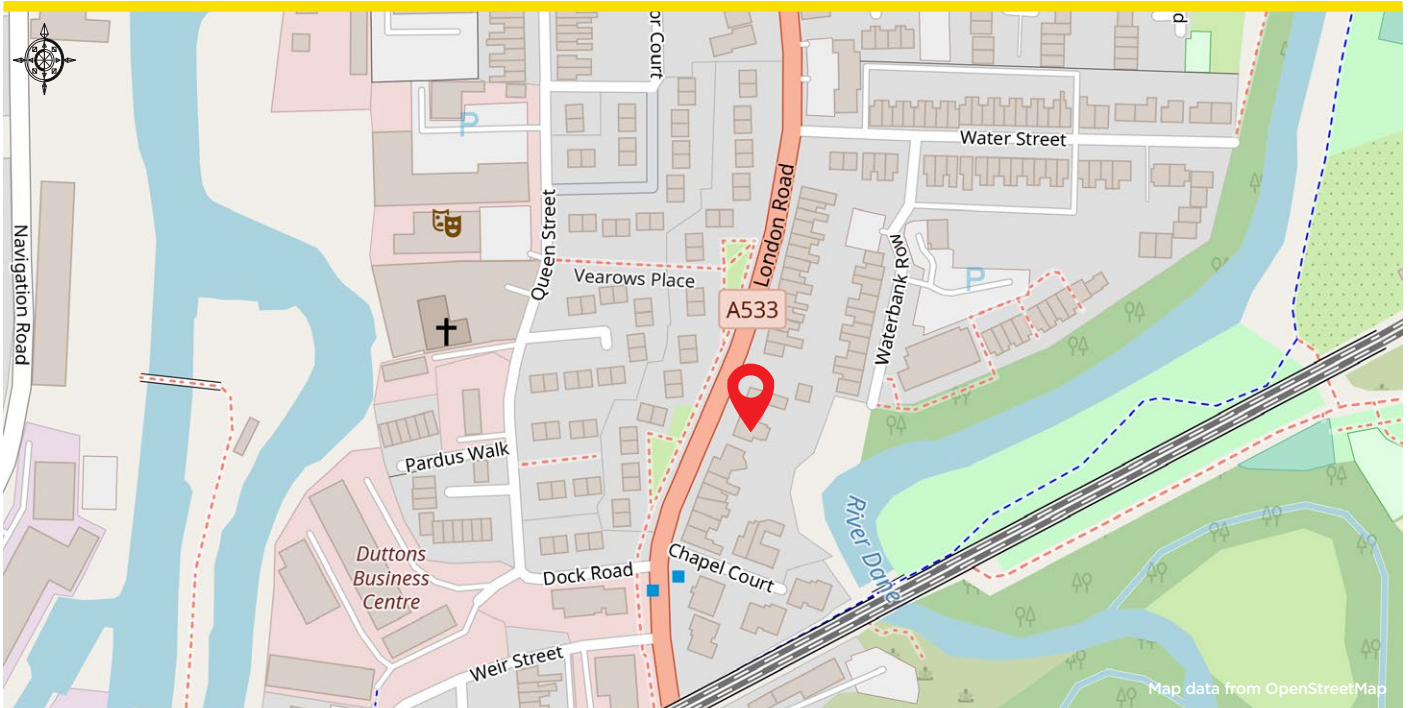
- Freehold two storey salon
- Main Road Location on the edge of town
- Parking Spaces to front
- High Specification including air conditioning

SAVILLS KNUTSFORD
35/37 Princess Street
Knutsford, WA16 6BP

+44 (0) 1565 632 618

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Location

London Road is one of the main arterial roads into Northwich town centre providing access from the A556 to the south at Davenham. The property has high visibility and is within half a mile of the Town Centre. There is off road parking to the front of the property and there is also unrestricted parking on London Road.

Accommodation

This attractive and well fitted building has been our client's hairdressing and beauty salon for over twenty three years. The general specification includes air conditioning/heat pump on both floors, gas fired central heating and a specialist salon water heating system. The floor layout is flexible for alternate use. On the ground floor is the main salon, stock room, utility room WC and staff kitchen. On the first floor there is another large salon space, two additional treatment rooms, an office, WC and additional staff kitchen.

GROUND FLOOR

Main Salon	8.67 m maximum width x 7.25 m maximum depth
Stockroom	2.42m x 1.79m
Staff Kitchen	3.72m x 3.04m
Utility Area (for washer and dryers)	1.83m x 1.76m
W.C.	
Net Internal Floor Area	71.62 sq m 771 sq ft

FIRST FLOOR

Salon	7.27 m x 3.98m plus 3.75 x 1.39
Treatment Room 1 (front)	3.83m x 3.22m maximum measurements
Staff Kit Treatment Room 2 (rear)	4.03m x 3.27m
Kitchen	2.06m x 1.87m
Office	2.61m x 2.74m
W.C.	
Net Internal First Floor area	70.53 sq m 759 sq ft

Approximate Total Net internal Floor area	142.15 sq m 1530 sq ft
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Outside

There are off road parking spaces to the front of the property.

At the rear is an enclosed rear yard/garden with drying area.

For Sale

Guide Price £275,000

Note: The salon fixtures and fittings may be available to purchase by separate negotiation.

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Rates

We have been verbally informed by the local rating Authority that the premises are assessed for rating purposes as follows:

- Rateable Value £7100 - This property may benefit from small business rate relief.

Please contact the local rating authority (Cheshire West and Chester Council 0300 123 7023) for more detail.

Energy Performance Certificate

TBC

Viewing and Further Information

Strictly by prior arrangement only with:

- Nigel Lammas

Contact

Nigel Lammas

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