



## Former Hair Salon

42 Homefield Avenue, Bradwell, Great Yarmouth, NR31 8NS

£6,000 pa Leasehold

EPC Rating C

**A fantastic opportunity to acquire a first floor former salon premises which is well appointed and would be ideal for salon use again together with office, beauticians or other clinic use such as physiotherapist, chiropractor, etc. Located in the middle of a high density residential area.**

## LOCATION

The property fronts Homefield Avenue which is a popular residential area of Bradwell, a village just outside Great Yarmouth. The immediate surrounding area is predominately residential accommodation with a high population. The A146 leading to Great Yarmouth town centre and Beccles is close by.

## DESCRIPTION

The property comprises a first floor of a mid terraced row of retail units. Access is via a separate door to the front leading to an entrance hall with stairs which lead to the first floor. The first floor provides an open plan salon with laminate wooden flooring and shop fitting clad walls. The space is light and bright with large windows front and rear. The unit benefits from a mix of spot and fluorescent lighting. Kitchen and toilet facilities are provided. A car parking space is also provided to the rear.

## SCHEDULE OF ACCOMMODATION

The property comprises the following approximate gross internal areas: 53.92 sq m (580 sq ft).

## BUSINESS RATES

The property is currently listed as Hairdressing Salon & Premises with a current rateable value of £3,150 pa.

## TERMS

A new three year lease is available on the property at a rent of £6,000 pa paid quarterly in advance.

## VIEWINGS

Strictly by appointment with the sole agents, BYCROFT COMMERCIAL: tel: 01493 844489 or email: [db@bycroftestateagents.co.uk](mailto:db@bycroftestateagents.co.uk).



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