



## Former Hair Salon

51a St Nicholas Drive, Caister-on-Sea, Great Yarmouth, NR30 5QT

£6,000 pa Leasehold

EPC Rating E

**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 St Nicholas Drive which is a popular residential area of Caister-on-Sea, a village just outside Great Yarmouth. The immediate surrounding area is predominately residential accommodation with a high population. The A149 bypass leading to Great Yarmouth town centre is close by.

## **DESCRIPTION**

The property comprises a first floor unit in a block of four 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 two rooms; one being the former salon with tiled flooring and the other a reception area with laminate wooden flooring. The larger room is light and bright with large windows to the front. Kitchen and toilet facilities are also provided.

Car parking is available to the side of the unit.

## **SCHEDULE OF ACCOMMODATION**

The property comprises the following approximate gross internal areas: 78 sq m (840 sq ft).

## **BUSINESS RATES**

The property is currently listed as Hairdressing Salon & Premises but needs to be reassessed for business rates. As a guide, we believe the rateable value will be in the region of £3,000 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.