

38 Newbegin,  
Hornsea, HU18 1AD

# FOR SALE

Well-presented freehold  
Hair & Beauty Salon

Ground Floor c.58.0 sq m (625 sq ft)

First Floor c.50.5 sq m (544 sq ft)

Rear yard & parking for 3-4 cars

Fully fitted salon with 5 cutting and 3  
wash stations

For sale as a fully equipped salon  
with established customer base

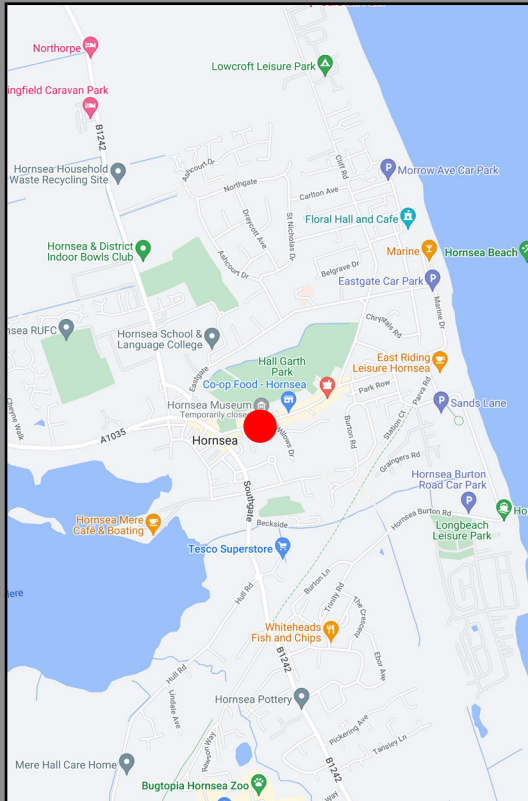
**Guide Price £225,000  
plus SAV**

**Scotts**  
01482 325634



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www.scotts-property.co.uk

## LOCATION/DESCRIPTION

Hornsea is a seaside town situated on the east coast approximately 16 miles north-east of Hull city centre in the East Riding of Yorkshire. The town has a resident population of c.9,000. In addition, there are a large number of caravan and chalet parks along this part of the east coast.

The property is situated on the south side of Newbegin, which forms the main shopping street with other occupiers represented including Heron Foods, Co-op, Cooplands and Poundland, together with other multiples and a range of local independent operators.

The two-storey end-terrace is of traditional brick construction under a pitched pan-tile clad roof, benefitting from an extension to the rear built in recent years. The salon has a traditional frontage with windows otherwise formed in uPVC double glazed frames and accommodation benefitting from gas fired central heating.

The interior is extremely well presented providing 2/3 treatment rooms at first floor level, together with shower, WC and kitchen facilities and a modern ground floor salon with rear ancillary/WC accommodation. There is an enclosed garden area, beyond which is further land for 3/4 cars to park with vehicular access from Bank Street.

## ACCOMMODATION

**Ground Floor** 58.0 sq m (625 sq ft) plus entrance lobby with stairs to first floor  
Rear WC facility - -

**First Floor** 50.5 sq m (544 sq ft) plus landing areas  
WC & Shower Room - -

Externally is an enclosed yard/garden area plus car parking for 3-4 cars

## RATEABLE VALUE

The premises are listed as 'Shop & Premises' with an RV of £7,500 (Source VOA website). Under current provisions a qualifying small business will therefore have no rates to pay reflecting an RV beneath the threshold of £12,000.

## DISPOSAL TERMS

The premises are offered freehold including the benefit of the existing business opportunity based on a fully equipped and operational salon at a guide price of £225,000, plus stock at valuation n completion.

The vendor will prepare an inventory of fixtures and fittings for annexation to any contract of sale and deal with the valuation of stock on completion.

**ENERGY PERFORMANCE RATING:** Awaiting confirmation

## FURTHER INFORMATION AND TO VIEW

Contact Chris Mason [chris@scotts-property.co.uk](mailto:chris@scotts-property.co.uk) 07850 002496. Viewings by prior appointment only.

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.6912**

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