



# Shades 145 Oak Road

, Redcar, TS10 3RE

£129,950



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## ENTRANCE

4'9 x 5'6 (1.45m x 1.68m)

Step into a welcoming atmosphere through a pristine white uPVC door, leading into a spacious, enclosed entryway. This area is enhanced by a professional reception desk and a large window positioned on the side, allowing ample natural light to stream in. The floor is comfortably carpeted, and the walls are painted in a neutral white, creating an inviting ambiance. An interior door opens up to the heart of this location - the main salon. While already functional, this space offers the potential for modern updates to keep up with current trends.

## MAIN SALON AREA

31'4 x 11'9 (9.55m x 3.58m)

The main salon is impressively large and equipped with everything necessary for a thriving beauty business. It boasts a second reception desk, a portable hairdryer hood, several backwash basins, and a shelving unit adorned with beauty mirrors. The room is surrounded by large windows on the front and rear, ensuring a flood of daylight for an uplifting work environment. A storage heater is also installed for those chillier days, guaranteeing comfort all year round.

## STAFF ROOM

12'2 x 6'2 (3.71m x 1.88m)

A separate room provides an ideal space for staff to unwind. Comfortably furnished with a dining table and chairs, it's perfect for a well-deserved break. A large bow window on the side adds to the charm, and two single storage wardrobes provide ample room for personal belongings.

## KITCHENETTE

8'3 x 6'4 (2.51m x 1.93m)

The kitchen, located at the rear of the property, is a convenient addition. It's equipped with a sink, fridge, and tea and coffee making facilities, catering to basic needs during busy workdays. An external side door doubles up as an emergency fire exit, ensuring safety standards are met.

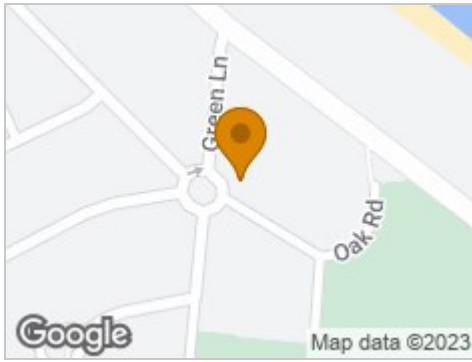
## WC

3'4 x 6'1 (1.02m x 1.85m)

Lastly, the cloakroom/WC, accessible from the kitchenette, includes a WC and basin. A small frosted window adds a touch of privacy. This property invites you to envision the potential it holds for a thriving salon business. Don't miss out; this could be the opportunity you've been waiting for.



## Road Map



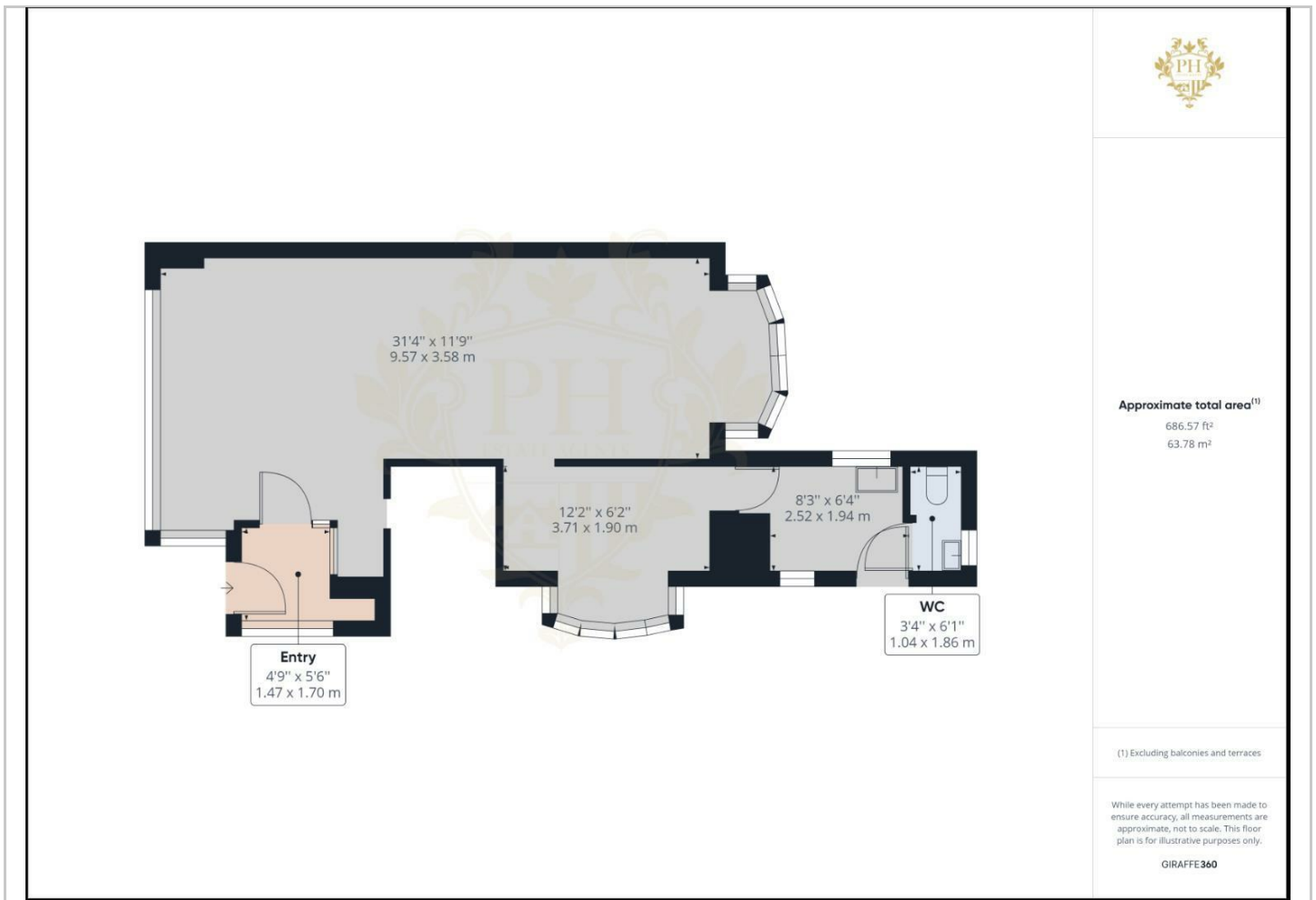
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Redcar Office on 01642 688814 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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