



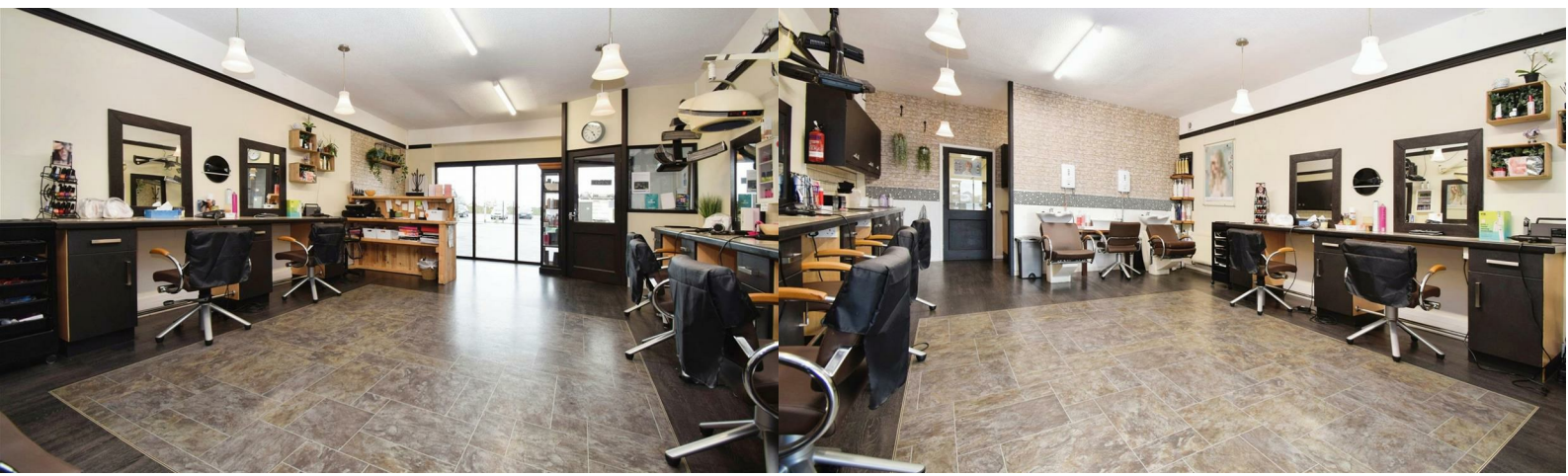
861 Whittingham Lane

Whittingham, Preston, PR3 2AU



£30,000

In the heart of Goosnargh is this thriving hairdressing business that is for sale. This is a wonderful opportunity for the right person to buy the existing business and then to lease the building off the current owner. The property comprises of an entrance vestibule, a large ground floor hair salon with six chairs, three washing stations, two overhead dryers, two overhead heat dryers, and a wooden reception desk. To the rear you will find a staff kitchen and a customer WC. Up the stairs there is a landing area leading through a storage area to a utility room and an upstairs WC, Also upstairs is another hair work station currently housing two chairs, off this area are two therapy rooms, one which houses a back wash. Ideal for carrying out beauty or aesthetic treatments.





GROUND FLOOR

Entrance Porch

Wooden double glazed door, fuse box, sanitiser, door and windows into main shop.

Main Shop Floor

27'5" x 15'10" (8.376 x 4.851)

Panel flooring, wooden double glazed window to front, two radiators, six chairs, three washing stations, two overhead dryers, two overhead heat dryers, wooden reception desk.

Kitchen Area

15'11" x 5'8" (4.874 x 1.7461)

Wall and base units, fridge, sink and drainer, open under stairs storage with combi boiler, radiator, two chairs, door to hall leading to stairs and WC.

WC

3'4" x 2'5" (1.024 x 0.754)

WC

FIRST FLOOR

Landing

Doors leading to spare area leading to utility and WC. Door leading to upstairs work area with one hair station.

Utility

5'11" x 5'4" (1.804 x 1.651)

Washing machine, tumble dryer, sink with pedestal, wooden double glazed window to rear, door to WC, radiator.

WC

5'5" x 2'8" (1.657 x 0.831)

Wooden double glazed window to rear, WC.

Upstairs Work Area

13'10" x 8'3" (4.222 x 2.516)

uPVC double glazed window to side, radiator, two workstations with chairs and mirrors, eaves storage space, door to two treatment rooms.

Treatment Room 1

10'8" x 7'3" (3.260 x 2.229)

Radiator, massage therapy bed, drawers.

Treatment Room 2

8'11" x 5'10" (2.736 x 1.787)

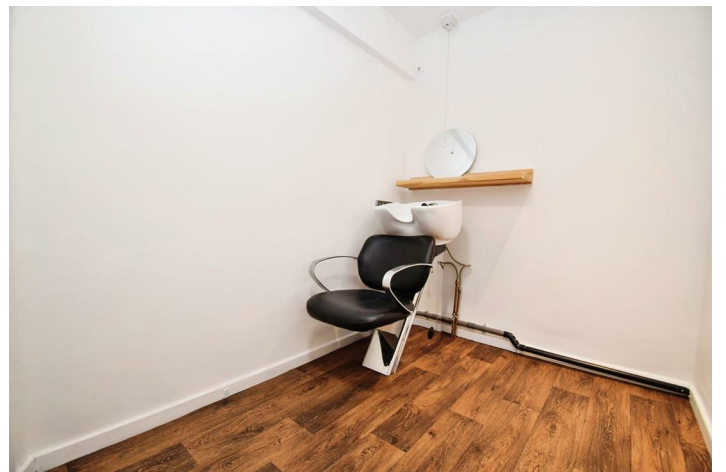
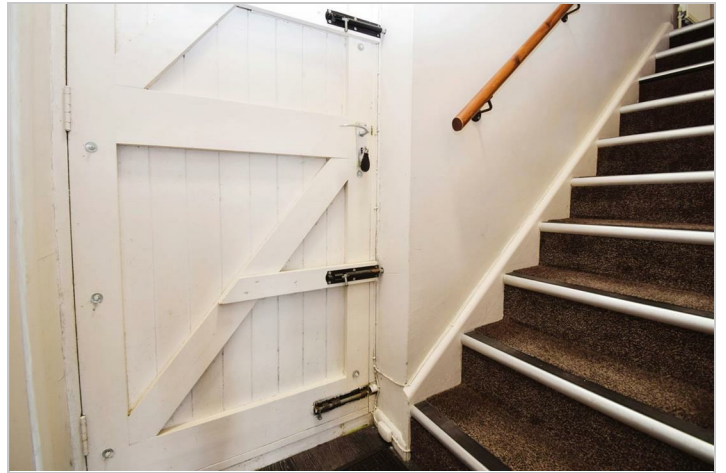
Chair and back wash sink, built in shelf.

EXTERNALLY

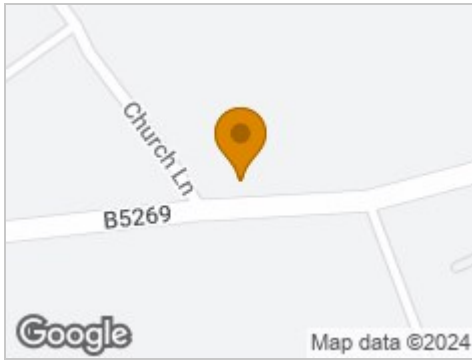
Ample customer parking to the front.

Property Misdescriptions Act

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



Road Map



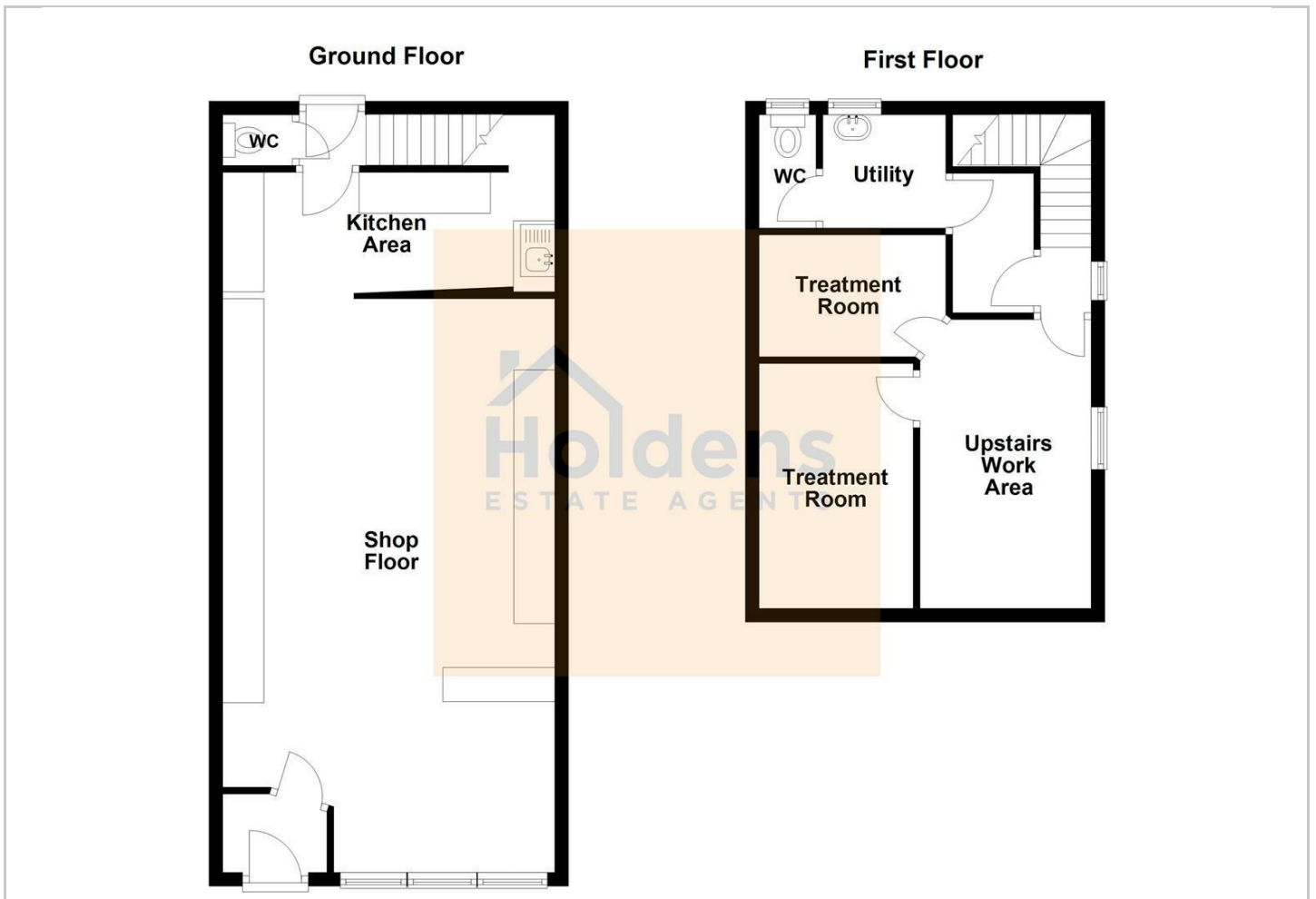
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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