

## 14 EXCHANGE STREET RETFORD, DN22 6BL

**£300,000**  
**FREEHOLD**

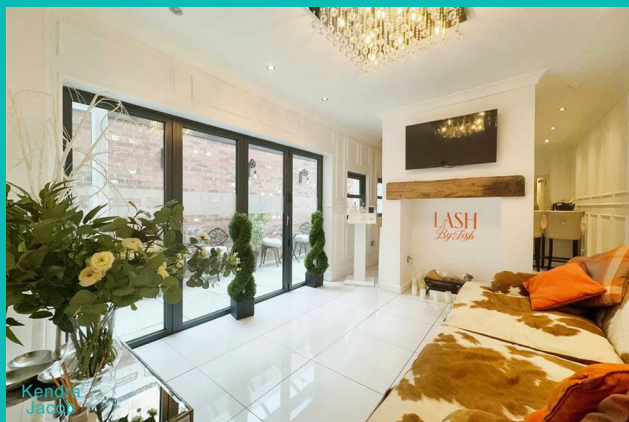
This magnificent three storey salon was originally a residential home and was bought in 2017, renovated by the current owners, no expense was spared! Situated in the picturesque market town of Retford, close to superb railway links. Approached by a composite entrance door leading into the breathtaking main salon with wood panelled walls, circular reception desk, a beautiful spindle staircase raising to the first and second floors and ceramic tiled flooring continuing through into a reception room with a featured fire place, bi-folding doors, drinks bar, spindle staircase, kitchen and WC. The second floor offers a hair salon, two treatment rooms, wet room, kitchen and WC. The second floor sees a further treatment room, two storage rooms, staff room with fitted lockers and WC. To the side of the property is an attractive orangery with a door giving access to an enclosed low maintenance garden and gate access to the council car park. Viewing is essential to appreciate the size and standard of fixtures and fittings this property has to offer.

**Kendra  
Jacob**

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# 14 EXCHANGE STREET

- VERSATILE THREE STOREY SALON FOR SALE • RENOVATED IN 2017 WITH NO EXPENSE SPARED • BREATH TAKING MAIN SALON WITH A CIRCULAR RECEPTION DESK • RECEPTION ROOM WITH BI-FOLDING DOORS, DRINKS BAR & SPINDLE STAIRCASE • THREE KITCHENS • THREE WC'S & WET ROOM • THREE TREATMENT ROOMS • ORANGERY & LOW MAINTENANCE GARDEN • SITUATED IN THE CENTER OF THE MARKET TOWN OF RETFORD • CLOSE TO TRAIN STATION WITH SUPERB TRANSPORT LINKS



## GROUND FLOOR MAIN SALON

Having a front facing composite entrance door giving access into the stunning main salon, front facing UPVC double glazed square bay window, rear facing UPVC double glazed French doors opening out into the orangery, wood panelling to the walls, display cabinets, coving to the ceiling, downlighting to the ceiling, circular reception desk, ceramic tiled flooring, under stairs storage and a door given access into a reception room.

## MAIN RECEPTION ROOM

Having a featured fireplace with oak mantle, side facing bi-folding doors, side facing sash windows, wood panelling to the walls, coving into the ceiling, downlighting to the ceiling, central heating radiator, drinks bar area, spindle staircase lead into the first floor hair salon, tiled flooring and doors giving access into a WC and small kitchen.

## GROUND FLOOR KITCHEN

Having a range of wall and base units with complimentary works surfaces incorporating a stainless steel sink unit with mixer tap, power points, electric extractor fan, tiled flooring and a wall mounted combination central heating boiler.

## GROUND FLOOR WC

Comprising in white of a high flush WC, pedestal hand wash basin, downlighting into the ceiling, chrome towel radiator and tiled flooring.

## ORANGERY

Having a rear facing composite entrance door leading out into the garden, glass roof, wall lighting two electric wall mounted radiators and power points.

## GARDEN

An enclosed low maintenance garden with artificial grass and gate access into the council car park.

## FIRST FLOOR LANDING

Spindle balustrades, wood panelling to the walls, central heating radiator and a staircase leading to the second floor.

## HAIR SALON

Having side facing obscure UPVC double glazed windows, wood panelling to the walls, central heating radiator, two back was chairs and sinks, ceramic tiled flooring, downlighting to the ceiling and a door giving access into a kitchen and WC.

## FIRST FLOOR KITCHEN

Having a range of wall and units with complementary work surfaces incorporating a stainless steel sink unit with mixer tap, rear facing UPVC double glazed window, central heating radiator, ceramic tiled flooring, power points and a door giving access to the WC.

## FIRST FLOOR WC

Comprising in white of a low flush WC, small hand wash basin, chrome towel radiator, downlighting to the ceiling, electric extractor fan and tiled flooring

## TREATMENT ROOM ONE

Having front and side facing UPVC double glazed windows, display units, base units incorporating two circular sink units with marble counter tops, central heating radiator, wood panelling to one wall, power points, electric extractor fan and ceramic tiled flooring.

### TREATMENT ROOM TWO

Having a rear facing UPVC double glazed window, wood panelling to one wall, display and base units incorporating two circular sink units with marble counter tops, central heating radiator, power points and ceramic tiled flooring.

### WET ROOM/SPRAY TAN ROOM

Comprising of a mains run waterfall shower, fully tiled to the walls, vinyl floor covering, electric extractor fan and downlighting to the ceiling.

### SECOND FLOOR LANDING

Rear facing velux window, wood panelling to the walls, downlighting to the ceiling, central heating radiator and two storage cupboards and doors giving access to a treatment room and staff room.

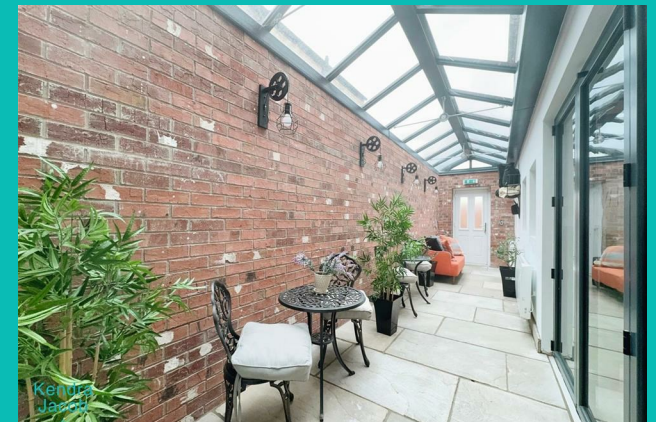
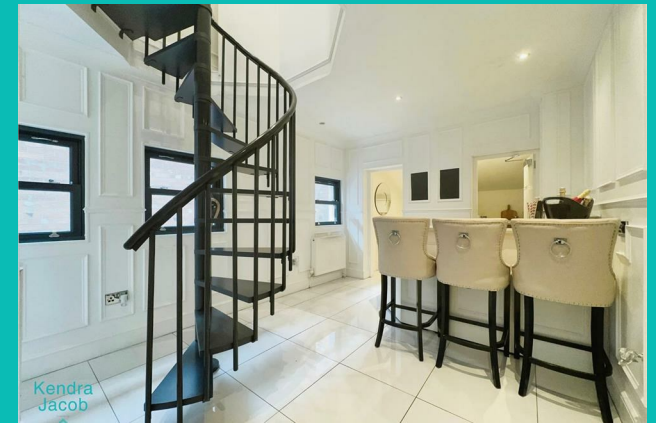
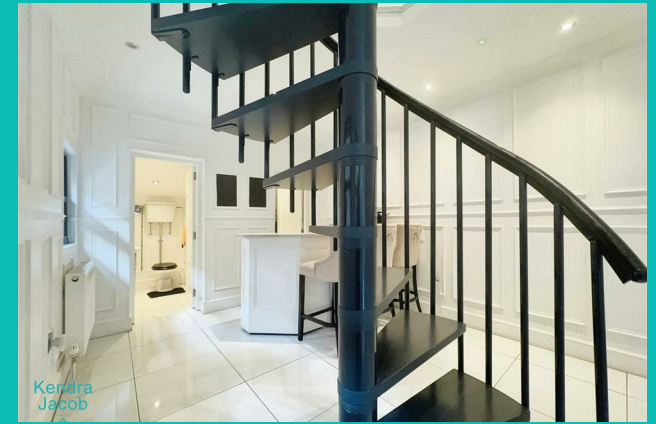
### DELUX TREATMENT ROOM

Having two front facing UPVC double glazed windows, downlighting to the ceiling, central heating radiator, wood panelling to one wall, base units with two marble counter top basins with mixer taps, eves storage, ceramic tiled flooring and power points.

### AGENTS NOTE

This property is currently a commercial property which could easily be turned back as a residential property.

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## ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band

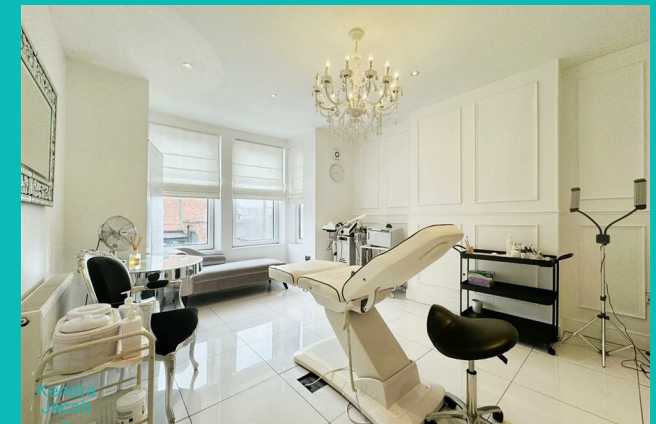
**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold



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Total area: approx. 198.3 sq. metres (2134.1 sq. feet)  
Illustration for identification purposes only, measurements are approximate, not to scale.  
 Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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