

DERINGHAM OFFICE

An excellent opportunity to acquire a fully equipped hairdressing salon with existing business in Leased premises.

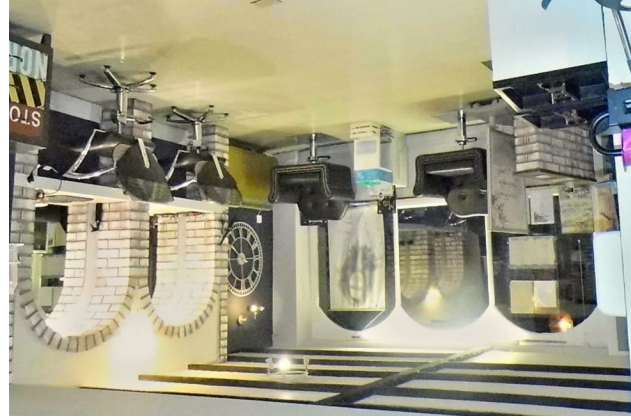
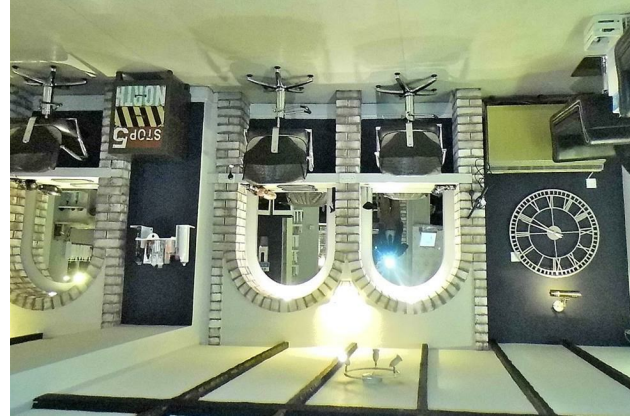
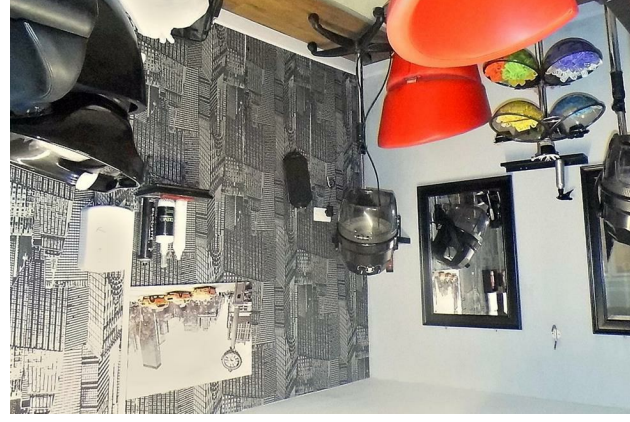
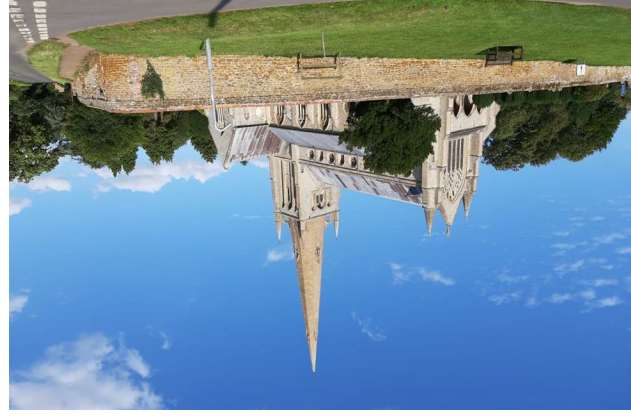
The premises are situated in the centre of the popular village of Snettisham in an ideal location for its existing business which has been established on the premises for many years. The premises are fully equipped for the existing business which offers an ideal opportunity for those wishing to establish their own business with the scope to increase turnover.

LEASE AND BUSINESS FOR SALE BY PRIVATE TREATY

Cutting Crew, 45 Lynn Road, Snettisham, King's Lynn, PE31 7LR



Offers Invited £25,000 Freehold



THE ACCOMMODATION AT PRESENT COMPRISES:-

MAIN SALON

21'4" x 23'7" (6.5 x 7.2)

Extensively equipped with seven seating areas each with wall mirror. Three wash basins with electric water heaters, electric storage heater, beamed ceiling, extensive lighting and reception desk.

REAR SALON

8'6" x 12'10" (2.6 x 3.9)

Previously used as a beauty salon or to provide overflow accommodation.

KITCHEN/STAFF ROOM

8'6" x 9'6" (2.6 x 2.9)

Fitted with emergency door to exterior. Round edged work surface with stainless steel sink unit and cupboard under.

LOBBY/CLOAKROOM

With WC and handbasin and extractor fan.

LEASE

The existing Lease arrangement has now expired and the owner has been in negotiation with the Landlord who will grant a new seven year Lease at an initial rental of £12000 per annum with a rent review in 3 years time. This would be a Repairing Lease and the tenant would be responsible for 50% of the building insurance and water supplies to the salon and accommodation above through a single meter. The cost would be split 50/50. There is an independent electricity meter which is situated next door.

MAINS SERVICES

Water, Electricity and Drainage are understood to be installed.

AGENTS NOTE

The price sought for the long established business fixtures and fittings is £25,000 with stock at valuation on completion.

AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.