



**211 Sutton Road,  
Huthwaite, Nottinghamshire NG17 2LA**

- A LONG ESTABLISHED GENTS BARBERS BUSINESS TOGETHER WITH THE PREMISES COMPRISING THE SALON AND TWO SELF CONTAINED FLATS
- SITUATED ON THE MAIN ROAD CONNECTING SUTTON IN ASHFIELD TO HUTHWAITE IN A PROMINENT POSITION BENEFITTING FROM CAR PARKING ACROSS THE ROAD
- ONE OF THE FLATS IS OCCUPIED PRODUCING A RENT OF £100 PER WEEK
- THE SOLE OWNER RUNS THE BUSINESS WHICH TURNS OVER AROUND £27,000 PER ANNUM AND IS OFFERED FOR SALE DUE TO RETIREMENT

**£140,000**

## **VIEWING:**

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## **ACCOMMODATION COMPRISES:**

### **BARBERS SALON**

**7'9" x 14'6" (2.37 x 4.42)**

Giving a floor area of approx 10.5m<sup>2</sup> with upvc shop front, external security grill and internally vinyl flooring.

### **FLAT OVER 211**

Double glazed and gas centrally heated.

Front entrance door leads to staircase.

Landing.

Kitchen with stainless steel sink and a range of cupboards, Baxi Duotec boiler.

Bathroom with free standing claw leg roll top bath, basin and wc, skylight.

Bedroom.

### **211A**

Accessed from the rear.

Upvc door leads into a porch.

Kitchen with stainless steel sink, electric water heater.

Bed Sitting Room with electric panel heater.

Cellar.

First floor Shower Room with shower, basin and wc, electric wall heater.

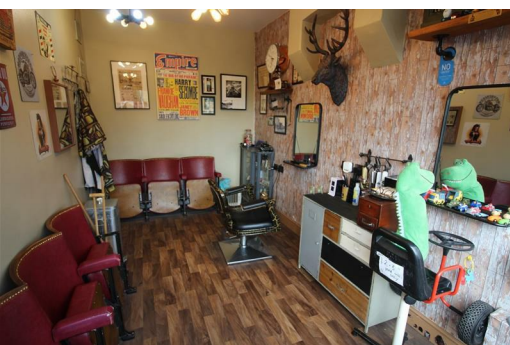
This flat is currently unoccupied but was last rented out at £80 per week.

Outside - garage to the rear.


Shared rear access and parcel of untended land.

Tenure - Freehold.

There is no written tenancy agreement for the occupied flat.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small> 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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