



Church Town

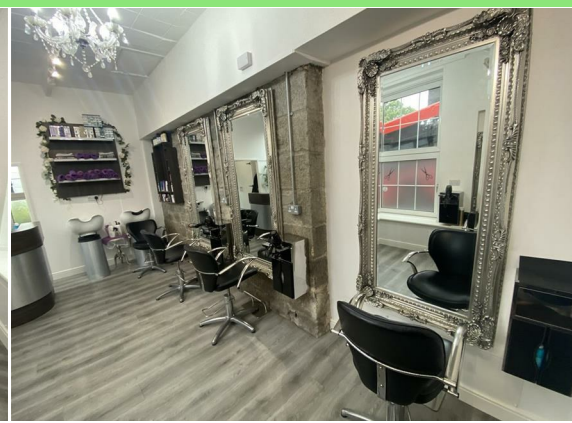
St. Cleer

Liskeard

PL14 5DJ

Offers In The Region Of
£50,000

- GREAT BUSINESS OPPORTUNITY
- POTENTIAL TO EXPAND THE BUSINESS
- CENTRAL VILLAGE POSITION
- POSSIBILITY FOR NAIL BAR / EYEBROWS
 - CHARCTER BUILDING
- LEASE TO BE NEGOTIATED
- ESTABLISHED BUSINESS
 - LOCAL CLIENTS



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Tenure - Leasehold

Council Tax Band - Exempt

Floor Area - 236.00 sq ft



Property

A great opportunity to purchase a successful business with a new lease in the heart of this thriving and pretty moorland village. The hair saloon has been run successfully by the present owner for many years with approximately 200 local and loyal clients and benefits from established trading accounts, and also has the potential to diversify and further expand and develop.

The saloon has four stations, two sink basins, counter area and kitchen, staff room and WC. The Saloon is a great place with exposed stone walls and large windows to the front elevation There is the possibility to create a mezzanine floor.

Location

This is a great central location in the heart of this moorland village with a wide catchment area, which hosts a variety of small business, pub, school, church and local shop. Liskeard is but four miles away and has a large selection of major shops, schools and business..

Saloon

19'6" x 9'1" (5.95m x 2.78m)

Upvc front door, two double glazed windows to front elevation, stone faced wall, two sinks, four work stations, reception area. and pitched ceilings, all creating a great atmosphere.

Kitchen/Staff room

9'7" x 6'4" (2.94m x 1.95m)

Kitchen area with sink unit, cupboard, immersion tank and window to side..

Separate WC

Low level WC and wash basin.

Services

Mains Water, electricity. drainage.

Small business' rate relief.

Leasehold

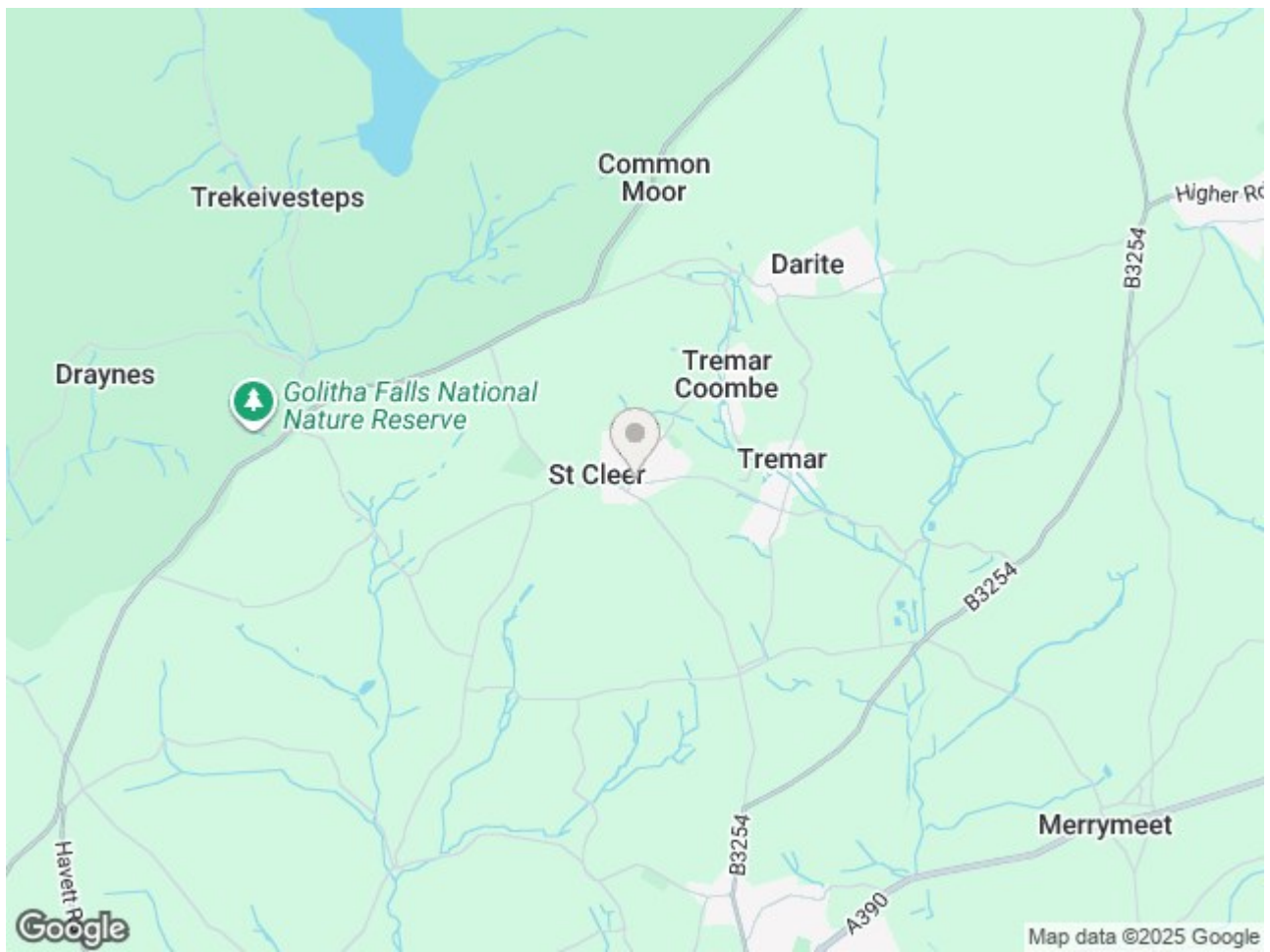
Agents Note

Accounts can be be made available after viewing.

EPC 'D'

The owner will be flexible on lease terms.





Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

Millerson Estate Agents
5-6 Market Street
St Austell
Cornwall
PL25 4BB



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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