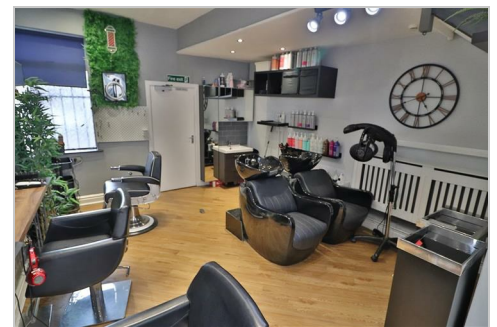


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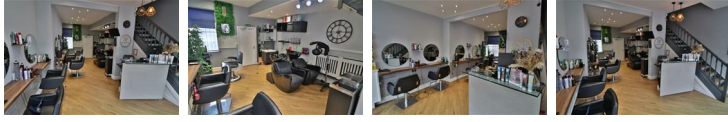
695 Knutsford Road, Warrington, WA4 1JY

Guide Price £200,000

COMMERCIAL PROPERTY, CURRENTLY OPERATING AS A HAIR SALON WITH WORK SPACE OVER TWO FLOORS, CURRENT RENT ACHIEVED £18,000 PER ANNUM BUT AVAILABLE WITH VACANT POSSESSION, CONVENIENT LOCATION, LARGE OPEN PLAN SALON AND TREATMENT AREAS. KITCHEN AND W.C FACILITIES, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this good sized property which is currently being used as a commercial premises. Currently operating as a hair salon with rental achieved of £18,000 per annum but with vacant possession available the accommodation which is available over two floors offers excellent open plan work space along with kitchen and w.c facilities. Briefly comprising: Open plan ground floor salon space and kitchen area, stairs leading to a first floor salon area, treatment room and w.c facilities. Potential for part residential conversion subject to planning permission. Viewing highly recommended.

OPEN PLAN SALON AREA



Large open plan salon area with dual aspect windows to the front and rear elevations, wood laminate flooring, inset ceiling spot lighting, stairs leading to the first floor accommodation.

KITCHEN



With fitted base and wall units incorporating a stainless steel sink unit with mixer tap, part tiled walls, wood laminate flooring, part tiled walls, window to the rear elevation, exterior door.

FIRST FLOOR LANDING

FIRST FLOOR OPEN PLAN SALON AREA



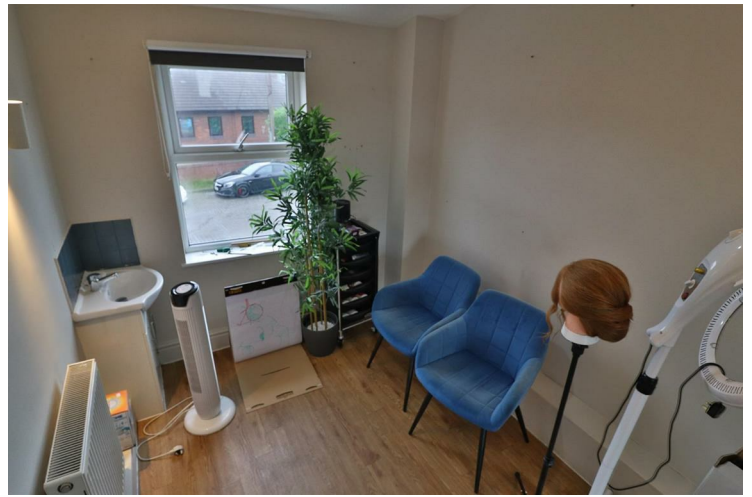
Large open plan salon area with dual aspect windows to the front and rear elevations, wood laminate flooring, inset spot lighting.

CLOAKROOM AREA



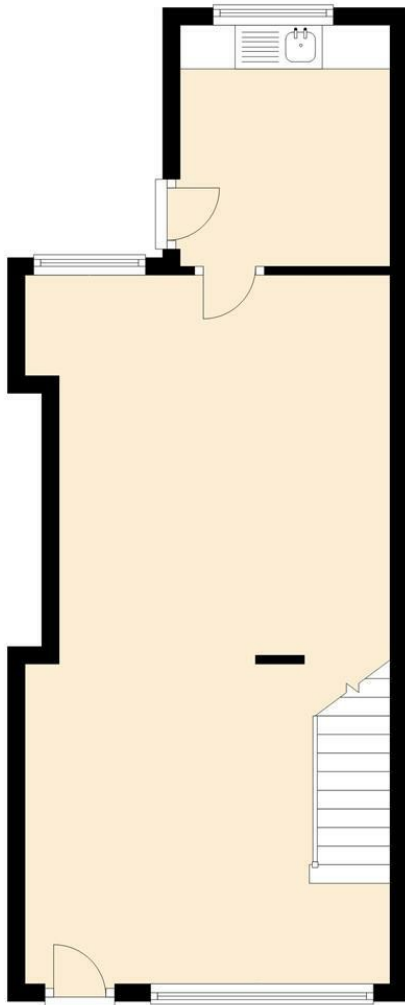
Fitted with a low level w.c. and wash hand basin.

TREATMENT ROOM

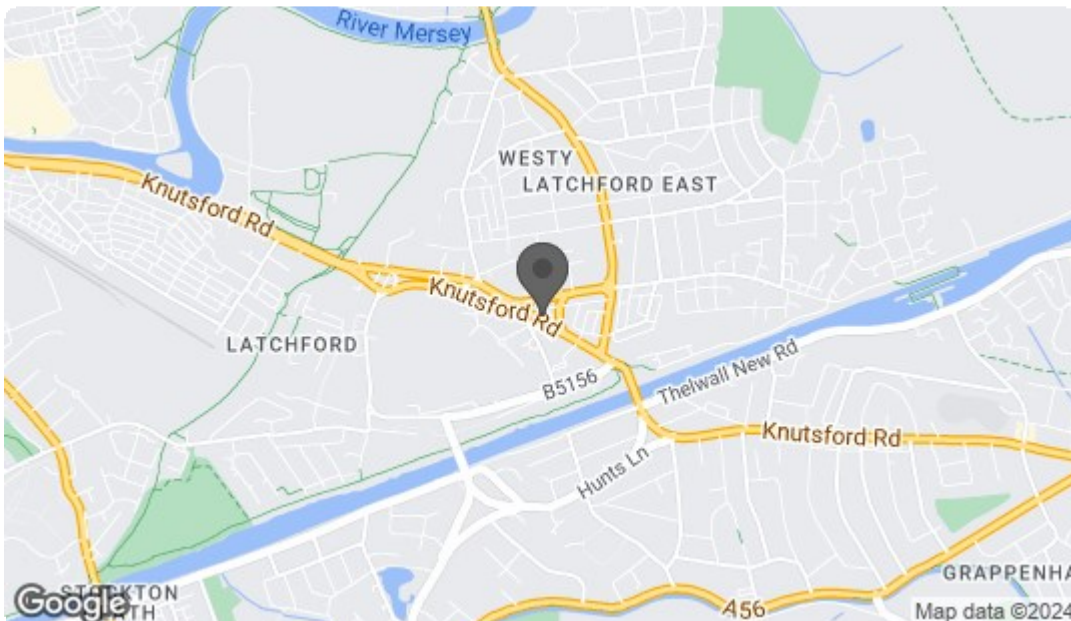
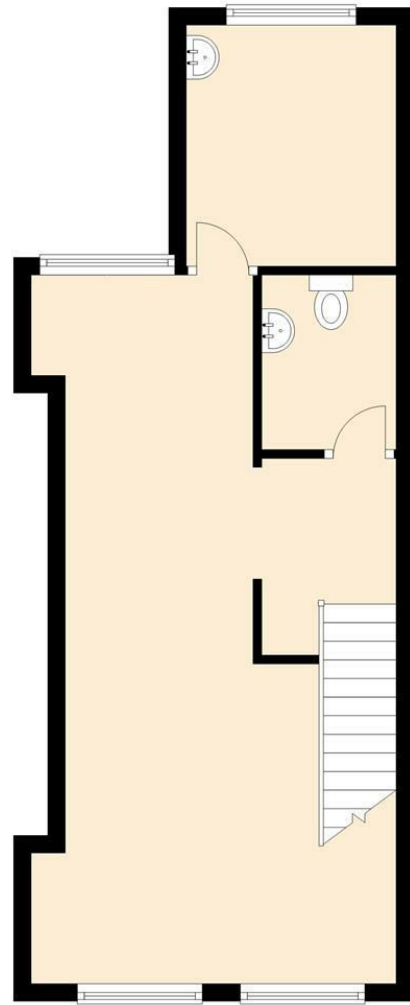


With a window to the rear elevation, wash hand basin.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	