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**2a Powell Street, Warrington, WA4 1LA**

**£130,000**

COMMERCIAL PROPERTY, LARGE OPEN PLAN SALON AREA, W.C FACILITIES, ADDITIONAL ROOM TO THE REAR, GAS CENTRAL HEATING, CENTRAL VILLAGE LOCATION, VIEWING HIGHLY RECOMMENDED

We are delighted to offer for purchase this commercial property which is currently being used as a hair salon.

The accommodation offers excellent open plan salon work space, with a waiting area and w.c facilities.

Briefly comprising: Open plan salon space, waiting area, storage room, kitchen/sink room, wc, and additional room accessed via an external door to the rear. Viewing highly recommended.

## **SALON SPACE**



Large open plan salon area with windows to the front elevation, wood laminate flooring.

## **WAITING AREA**



With windows to the front elevation

## **STORE ROOM**



Storage room with small window to the side elevation.

## **W.C**

Access via two doors, with low level wc, and hand wash basin.

## **SINK ROOM**

With stainless steel sink and boiler.

## **ADDITIONAL ROOM WITH WC**

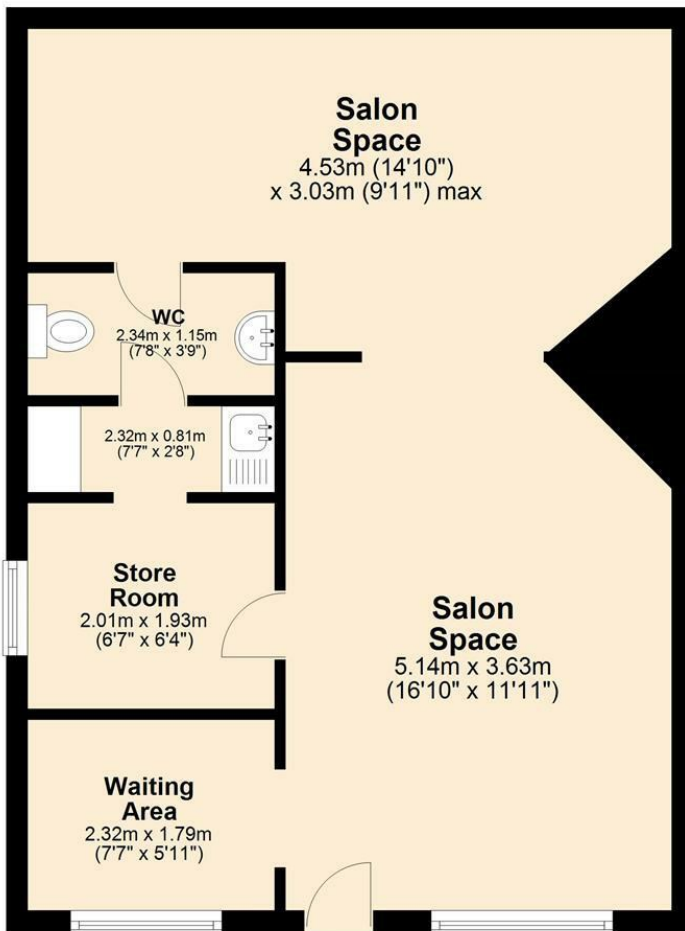


Spacious room with three windows to the side elevation and w.c to the rear.



## Main Salon

Approx. 47.0 sq. metres (505.9 sq. feet)

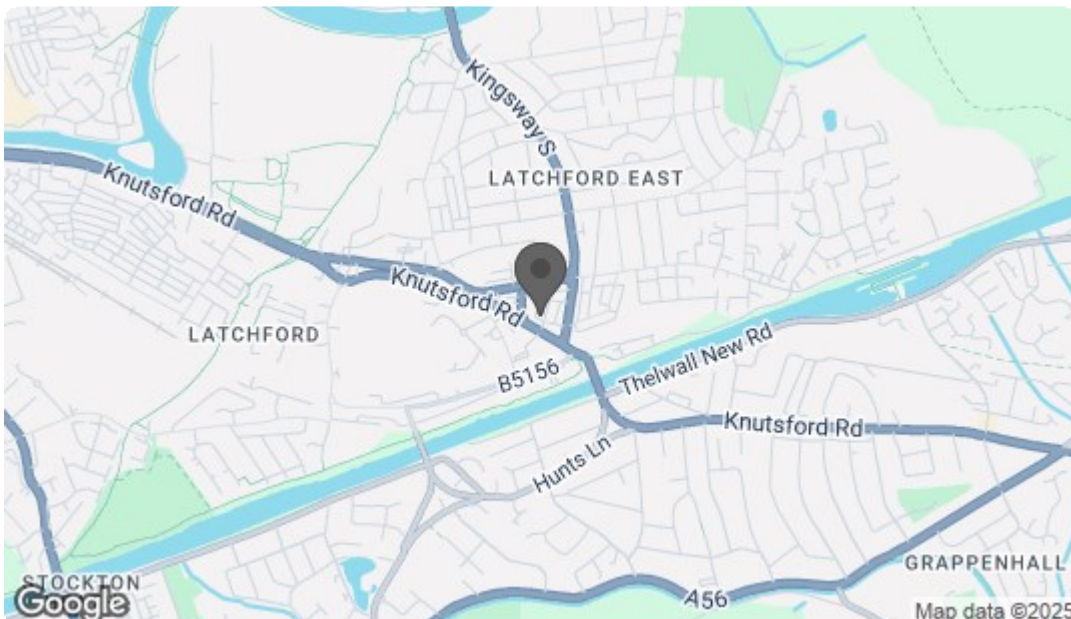


## Additional Room

Approx. 25.3 sq. metres (272.9 sq. feet)



Total area: approx. 72.4 sq. metres (778.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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