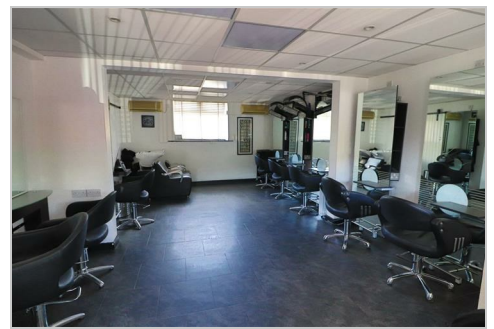
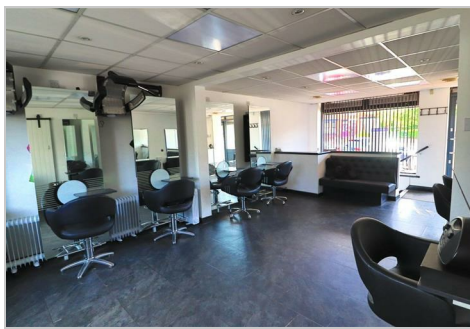


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## Andrew James Knutsford Road, Warrington, WA4 2NS

**£1,400 PCM**

COMMERCIAL PROPERTY, CURRENTLY OPERATING AS A HAIR SALON OVER TWO FLOORS, CONVENIENT LOCATION, LARGE OPEN PLAN SALON WITH ADDITIONAL TREATMENT ROOMS, W.C FACILITIES, PARKING TO THE FRONT OF PROPERTY, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for rent this great sized commercial property which is currently operating as a hair and beauty salon. This premises can be used for any business, it does not have to remain as a salon/beauty space.

The accommodation which is available over two floors offers excellent open plan salon space to the ground floor and treatment rooms to the ground floor, along with utility and w.c facilities. Briefly comprising: Open plan ground floor salon space, stairs leading to a lower ground floor area with treatment rooms and w.c.

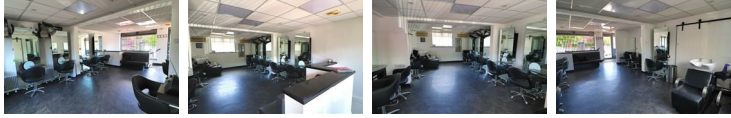
Available now, viewing highly recommended.

## EXTERNAL



Externally this property has parking.

## MAIN SALON FLOOR



Accessed via glass door, with 8 hairdressing stations, and two hair washing stations. With upvc double glazed windows to the front and rear.

## TREATMENT ROOM ONE



With wall mounted shelves and storage cupboard.

## TREATMENT ROOM TWO



## TREATMENT ROOM THREE



## REAR ACCESS TREATMENT ROOM



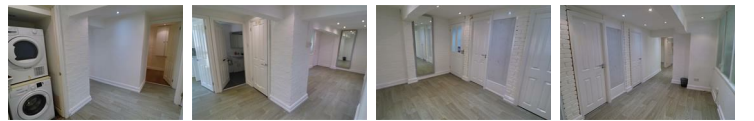
With hand wash basin and upvc double glazed door to the rear car park.

## WC



With low level w.c and hand wash basin with storage cupboard.

## RECEPTION AREA

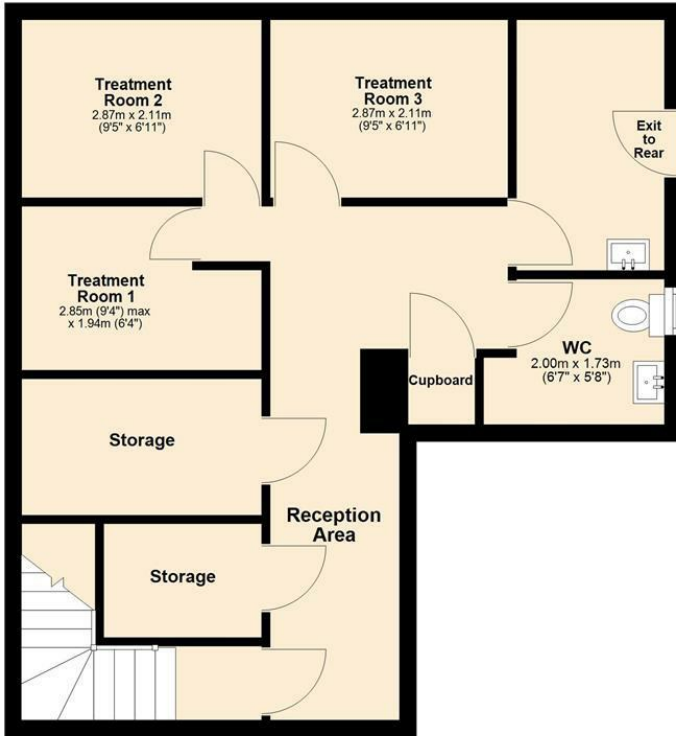


Access to all rooms.



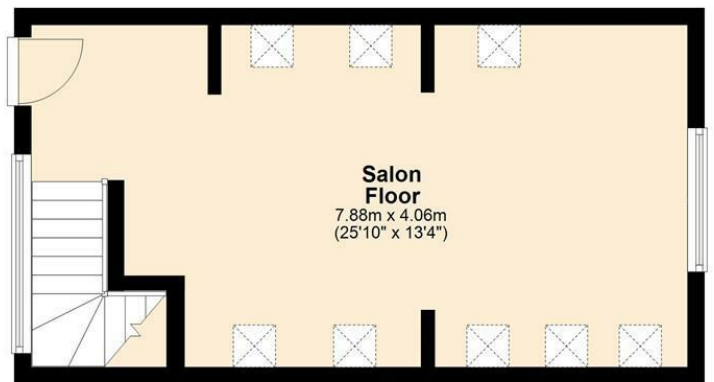
## Basement

Approx. 52.4 sq. metres (564.0 sq. feet)

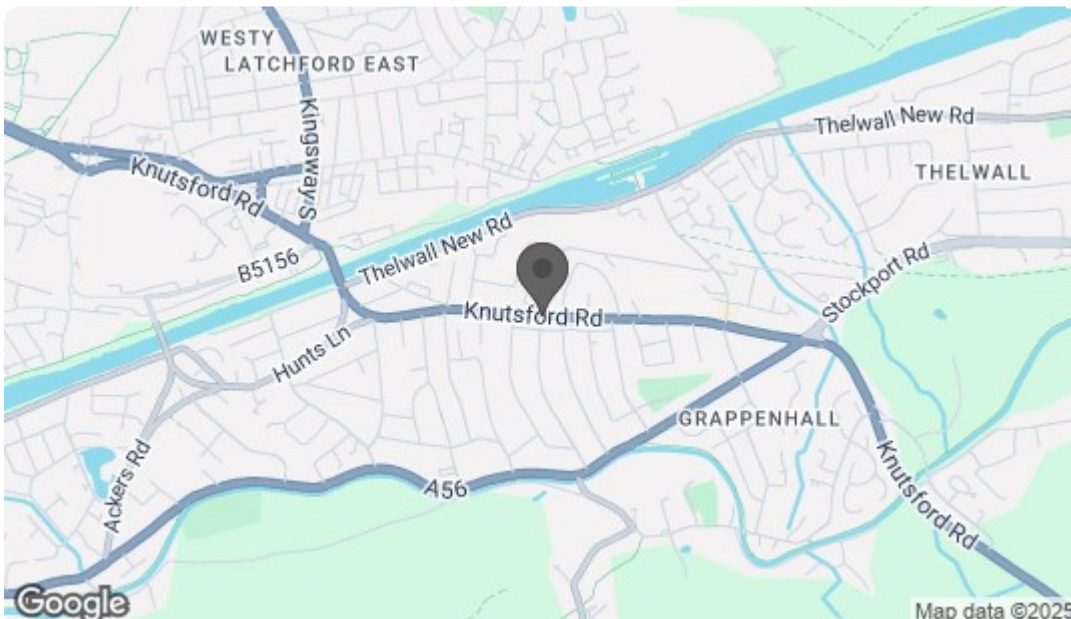


## Ground Floor

Approx. 32.0 sq. metres (344.3 sq. feet)



Total area: approx. 84.4 sq. metres (908.3 sq. feet)



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		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		