

Duffin's

— Estate Agents —



Union Road, Accrington, BB5 3NW

£155,000

Duffin's Estate Agents are DELIGHTED to bring to the SALES market this stone built two storey retail premises which has traded as a hairdressers/beauty salon for over 50 years. To the ground floor the property is open plan & has nine hair dressers work stations, including two back washes and a seating area for customers. To the rear of the property there is a kitchen at the rear with fully fitted kitchen units. To the rear there is access to a yard and car park, which can provide spaces for up to six cars. To the first floor, there is a large open plan room, which has been previously been used by nail technicians. Leading from the open plan room are three other separate beauty treatment rooms, along with a separate WC. The property benefits from LED Lighting throughout, economy seven storage heating & an alarm system.

Equipment:

- 9 work stations, fully fitted with Hairdressing Chairs & Mirrors
- 2 x Backwashes
- 2 x sofa
- 2 x chairs
- 2 x wall mounted hood dryers

This property would be ideal for anyone looking to run a successful business. It would also be readily convert to a residential property subject to obtaining the necessary planning consent

Salon 13'5" x 8'7" (4.09 x 2.64)



Kitchen 9'3" x 6'5" (2.82 x 1.98)



Toilet 5'11" x 4'7" (1.82 x 1.42)



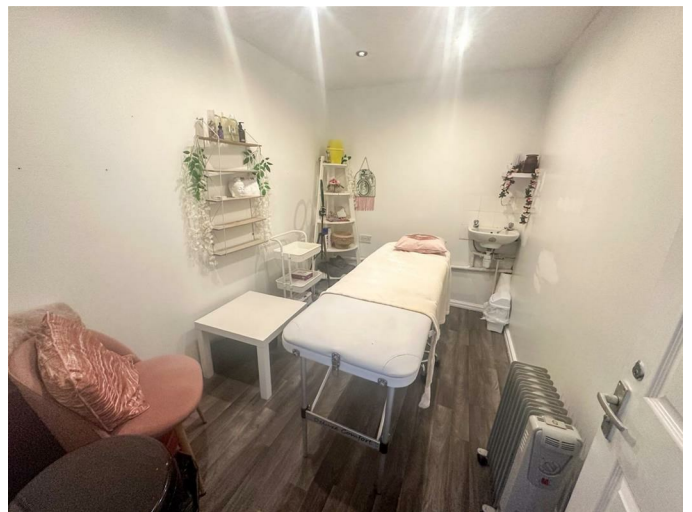
Back Wash



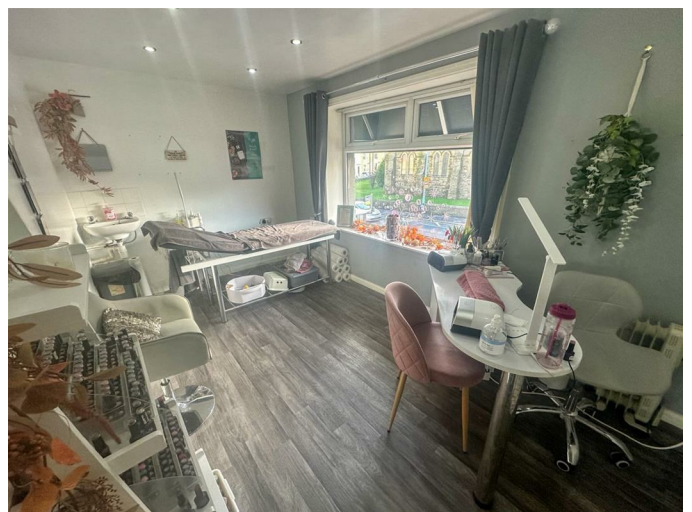
Main Treatment Room 13'10" x 11'11" (4.23 x 3.64)



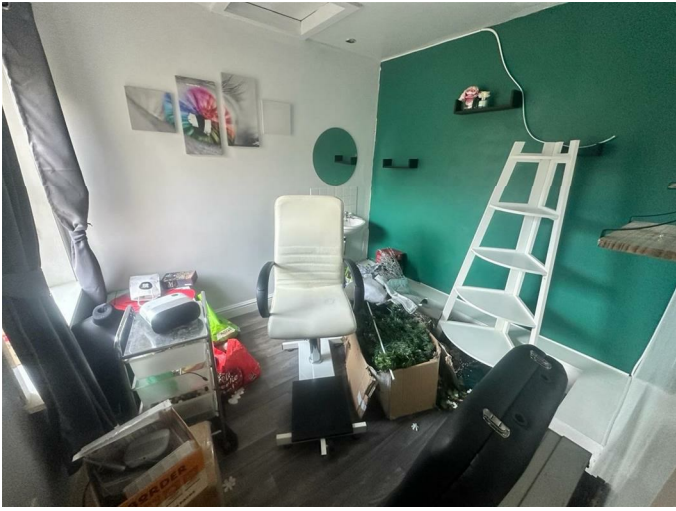
First Treatment Room 13'11" x 8'3" (4.26 x 2.53)



Second Treatment Room 7'0" x 10'0" (2.14 x 3.07)



Third Treatment Room 9'2" x 8'4" (2.8 x 2.56)

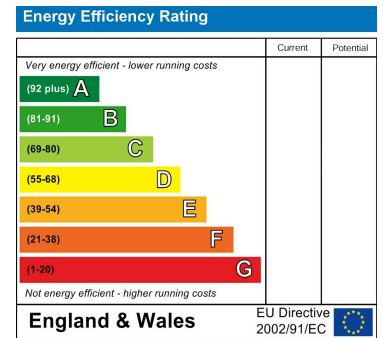


Floor Plan

Area Map



Energy Efficiency Graph



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