

Janette's Hair Boutique Cowie Lane Thurso

**Offers Over
£85,000**



- Established Business
- Large Prep Room
- Numerous Styling Stations
- Open Plan Salon
- WC
- Reception

Janette's Hair Boutique presents a rare opportunity to acquire a well-presented and established hairdressing premises, offering an inviting and practical salon environment in a town centre, single-storey property. The spacious open-plan salon benefits from excellent natural light through the generous frontage windows and provides a versatile layout with four dedicated styling zones, making it ideally suited to a thriving independent hairdressing business. The salon also benefits from useful ancillary accommodation, including a substantial rear storage area and WC facilities. With its welcoming retro-styling, efficient layout and scope to personalise and further enhance the interior, this is an excellent opportunity for an existing operator looking to relocate or an ambitious entrepreneur seeking a ready-made salon premises with genuine potential.

EPC rating pending. Electric heating. Can be sold as a Vacant Premises if required.

EPC and virtual tour available at www.pollardproperty.co.uk

What3words ///tapes.insisting.payback

Salon **29' 10" x 23' 0" (9.1m x 7.0m)**

The main salon is a bright, spacious and welcoming room, with plenty of natural light coming through the front-facing windows. The open-plan layout makes excellent use of the available space and is currently arranged with four dedicated styling stations, together with a welcoming reception area providing a natural point of arrival for clients. The layout offers a practical and comfortable setting for both clients and staff, while still allowing plenty of flexibility for an incoming owner to put their own stamp. Decor is light in whites and natural colours. Flooring is a blend of practical vinyl at the styling areas and carpet. Overall, it is a versatile and inviting salon space with a great balance of character, practicality and potential.

Store **16' 5" x 8' 10" (5.0m x 2.7m)**

The store room provides a useful and versatile additional space, ideal for keeping salon stock, equipment, supplies and other day-to-day essentials. There is space for laundry appliances, and plenty worksurface for prep. There is a stainless steel sink with dual draining boards. The generous storage provision is a valuable feature of the property and adds to its overall practicality for a salon business.

WC **4' 11" x 3' 3" (1.5m x 1.0m)**

WC consists of a toilet and sink white suite. A frosted glass window overlooks the rear of the property. White decor and blue carpet.

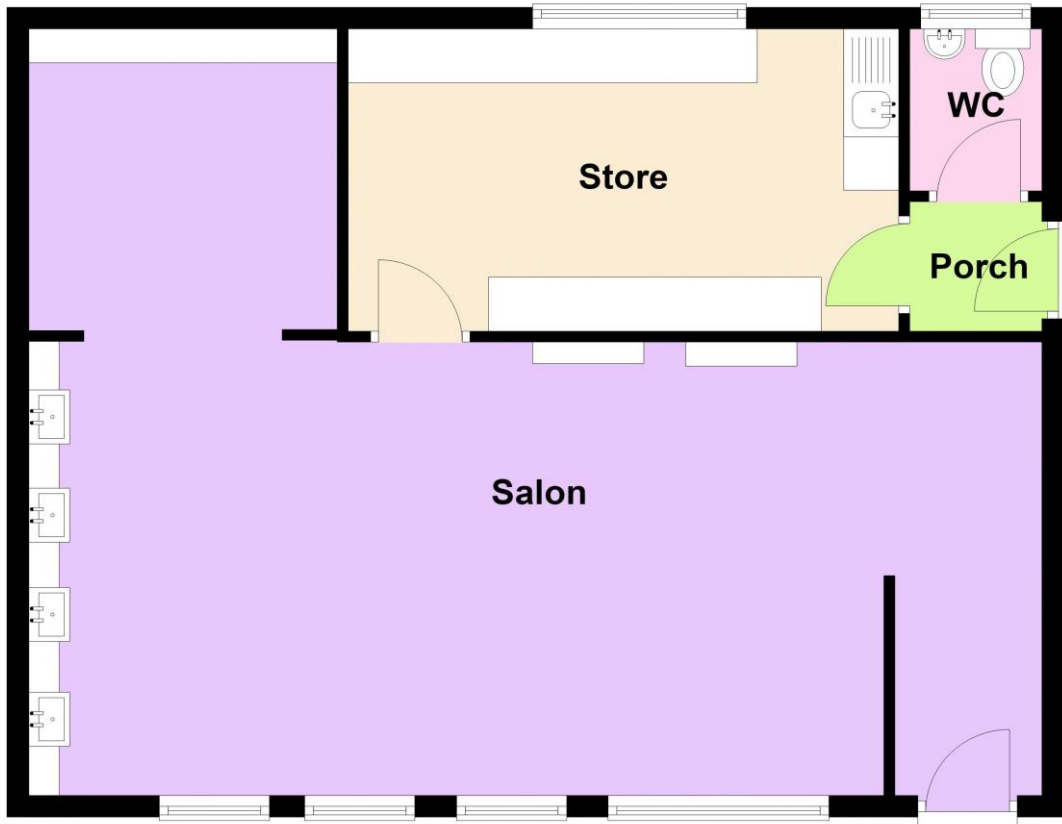
Porch **6' 7" x 3' 3" (2m x 1.0m)**

The rear porch provides access to a outdoor space with drying line, and connects the WC and store.





Ground Floor



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