



FOR SALE

LEASEHOLD HAIRDRESSING
BUSINESS

Earl Shilton, Leicester, LE9

Prominent situation in the centre of
Earl Shilton



Long established business



Treatment room



Short term car parking to front



NIA - 791 sq ft (73.5 sq m)



LOCATION

The subject property is located in the town centre of the popular town of Earl Shilton. There is short term car parking to the front elevation.

Earl Shilton is a busy town (population 10,000), adjoining the village of Barwell, lying approximately 10 miles from Leicester and 3 miles from Hinckley. There are excellent road communications with junctions of the M1 and M69 being within easy commuting distance. Earl Shilton also benefits from regular bus services to Hinckley, Nuneaton and Barwell.

DESCRIPTION

BUSINESS FOR SALE ONLY. The subject property comprises a well established hair salon located in the centre of the popular town of Earl Shilton.

The accommodation comprises an open plan salon area, along with a treatment room and conservatory to the rear. The property benefits from kitchen and WC facilities. There is LED lighting and laminate flooring.

ACCOMMODATION

In more detail, the accommodation comprises the following on a Net Internal Area (NIA) basis:

		SQ FT	SQ M
Ground	Salon Areas	617	57.32
Ground	Treatment Room	75	6.97
Ground	Conservatory	99	9.2
NIA Total		791 Sq Ft	73.48 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the subject property.

BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Hinckley & Bosworth Borough Council is:

Rateable Value: £6,500

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The business is for sale at a guide price of £75,000 to include stock, equipment and fixture and fittings. Trading accounts are available upon request for the consideration of seriously interested parties.

A purchaser of the business will be able to take a new lease over the premises at a commencing rental of £10,800 per annum exclusive, for a term of years to be agreed, on an effective full repairing and insuring basis (by way of service charge).

LEGAL COSTS

As is standard, the ingoing tenant will be responsible for the landlord's legal costs incurred in the grant of a new lease and rent deposit deed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - to be supplied

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

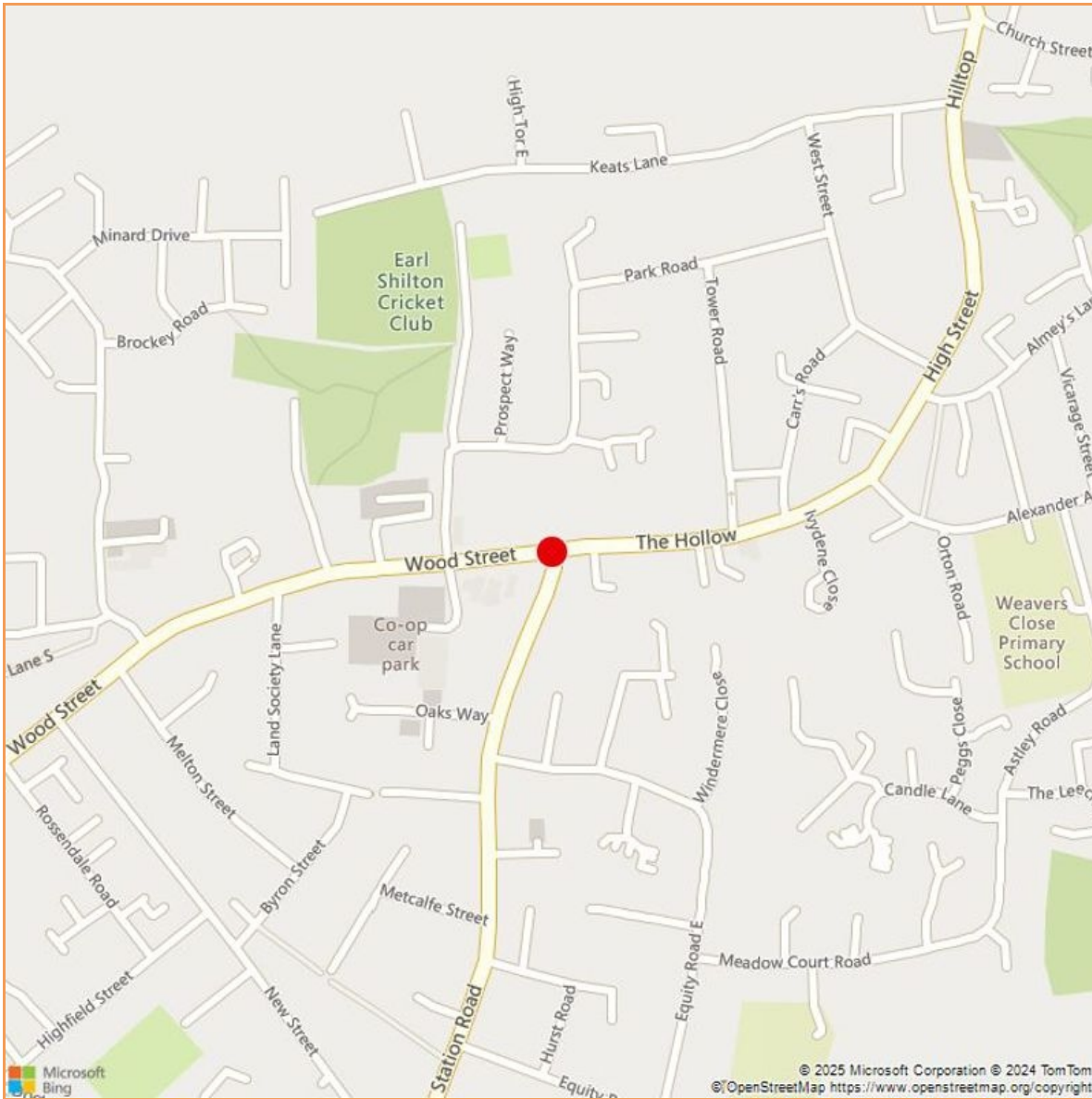
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.





20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



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