

HAIRDRESSERS FOR SALE APPROX 320 Sq Ft(29.73 Sq M)



**418 Sutton Road
Southend On Sea
Essex
SS2 5EZ**

Location:

Sutton Road extends from Southchurch Road to the A1159 Eastern Avenue which leads to the A127 Arterial Road. The premises is in a well established residential and commercial area on the outskirts of Southend on Sea. With good bus links and schools within the vicinity.

Description:

PREMIUM: £10,000 FOR FIXTURES AND FITTINGS.

We are please to offer for sale this hairdressers with five work stations and one hair washing station. There is a rear kitchen with washer and dryer, gas boiler (not tested) and stainless steel sink. There is further storage cupboards and toilet to rear. To the front of the property is a forecourt. A full list of itinerary is available of request.

Accommodation:

Sales Area: 250 Sq Ft (23.29 Sq M)

Kitchen: 70 Sq Ft (6.44 Sq M)

Toilet

Terms:

Subject to 10 year FRI lease from 25th December 2016 at a rent of £6,500 per annum. (A longer lease may be considered by the Landlord).

Premium Price:

£10,000 for the fixtures and fittings.

Business Rates:

Interested parties are advised to make their own enquiries to Southend Borough Council or via www.voa.gov.uk.

Rateable Value £4,050

Viewing:

Strictly by appointment through SORRELL COMMERCIAL on **01702-342225**.

Legal Costs:

The ingoing tenant is to be responsible for the Landlords reasonable legal costs in this matter.

Planning:

Interested parties are advised to make their own enquiries with the relevant local authority to ascertain if their proposed use is covered by the current planning consent.

MISREPRESENTATION ACT 1967 Sorrell for themselves and for the vendors or lessees of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any offer or contract: (2) no person in the employment of Sorrell has any authority to make or give representation or warranty whatever in relation to this property: (3) All prices and rents are quoted exclusive of VAT unless otherwise stated: (4) Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation.

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