

FREEHOLD RETAIL PREMISES FOR SALE - FORMER HAIR SALON



Plus additional F.F. may suit conversion to flat



- GF 659 SQ FT (61 SQ M)
- FF 392 SQ FT (36 SQ M)
- Fully fitted salon
- Would suit a variety of uses
- Very useful first floor
- Car parking to rear



DESCRIPTION

This really is a unique opportunity to acquire a very well presented property in a much sought after retail parade. The premises have been well maintained and benefit from having gas central heating. Previously the first floor has been separately let out but could easily be converted into a self contained flat. The premises would be ideal for a variety of uses subject to gaining the necessary planning permission. To the rear of the property there is additional car parking.

LOCATION

The property occupies a very visible trading location fronting onto Minsthorpe Lane part way between Minsthorpe High School and the Railway Station. Yet being just a few minutes away from South Elmsall Town Centre making this a very convenient location.

ACCOMMODATION

Ground Floor

Main Shop Area 28ft 2in x 17ft 8in = 497 sq ft

Rear Shop 13ft 6in x 8ft 0in = 108 sq ft

Kitchen 7ft 8in x 7 ft 0in = 54 sq ft

Total Ground Floor 659 sq ft (61 sq m)

First Floor

Front Office 10ft 2in x 6ft 6in = 66 sq ft

Front 9ft 10in x 13ft 0in = 128 sq ft

Rear 18ft 0in x 11ft 0in = 198 sq ft

Plus Kitchen & WC

Total First Floor 392 sq ft (36 sq m)

FREEHOLD PRICE

£195,000.

Should interested parties be interested in the business element along with the fixtures and fittings then they should discuss this with the Vendor direct.

VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Lee Carnley will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

EPC

A copy of the EPC is available to view at our office.

RATES

We understand from the VOA website that the current rateable value of the property is £4,650. The rates payable is calculated by applying the current business rates multiplier of 49.7 p. interested parties are advised to confirm the above figures with the local authority.

The government announced in the budget that England's retail, leisure and hospitality firms will not pay any business rates in the coming year as part of plans to support the UK economy in the face of the coronavirus outbreak.

This relief will apply to occupied retail properties with a rateable value of less than £51,000 in the year 2020/21.

VAT

Will not be charged.



GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
- All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were prepared December 2017 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.