



FOR SALE

FULLY FITTED HAIR SALON

9 Bull Street,
Nuneaton, CV11 4JX

Popular location in Attleborough
village



Good specification to include CCTV and
alarm system



Two treatment rooms to first floor



Free car parking to the front elevation



NIA - 529 sq ft (49 sq m)



LOCATION

The property is located on Bull Street in the sought after Attleborough village. There is free on street car parking to the front of the property and other free car parking options nearby. Bull Street leads to Garrett Street which, in turn, leads to the A4245 Avenue Road and the A444.

Nuneaton is the largest town in Warwickshire, population circa 91,334 (2020 estimate), and is located approximately 24 miles east of Birmingham and 9 miles north of Coventry. Motorway access to the town is extremely good, being 5 miles north of the M6 junction 3 and having good links to the M69/M1 and M42 motorways. Rail services to London Euston are available from Nuneaton via the West Coast mainline with a shortest journey time of approximately 58 minutes. Major facilities include the Abbeygate Shopping Centre and Ropewalk Shopping Centre.

DESCRIPTION

The property comprises fully fitted hair salon premises in Attleborough village, around 1 mile south east of Nuneaton town centre. The property is of brickwork construction surmounted by a pitched tiled roof.

The property briefly comprises: Ground Floor: open plan salon area, WC and kitchen and First Floor: two partitioned treatment rooms. Externally, there is a yard area to the rear.

The property is finished to a good specification to include UPVC double glazed shopfront and windows, tiled flooring to the ground floor, CCTV and alarm system and electric heating.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Salon	303	28.15
Ground	Kitchen	52	4.83
First	Treatment Rooms	173	16.07
NIA Total		529 Sq Ft	49.14 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the property, which benefits from electric heating.

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 Nuneaton & Bedworth Borough Council is:

Rateable Value: £4,400

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The Freehold interest in the subject property is available, subject to vacant possession, at an asking price of £125,000.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(84)

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

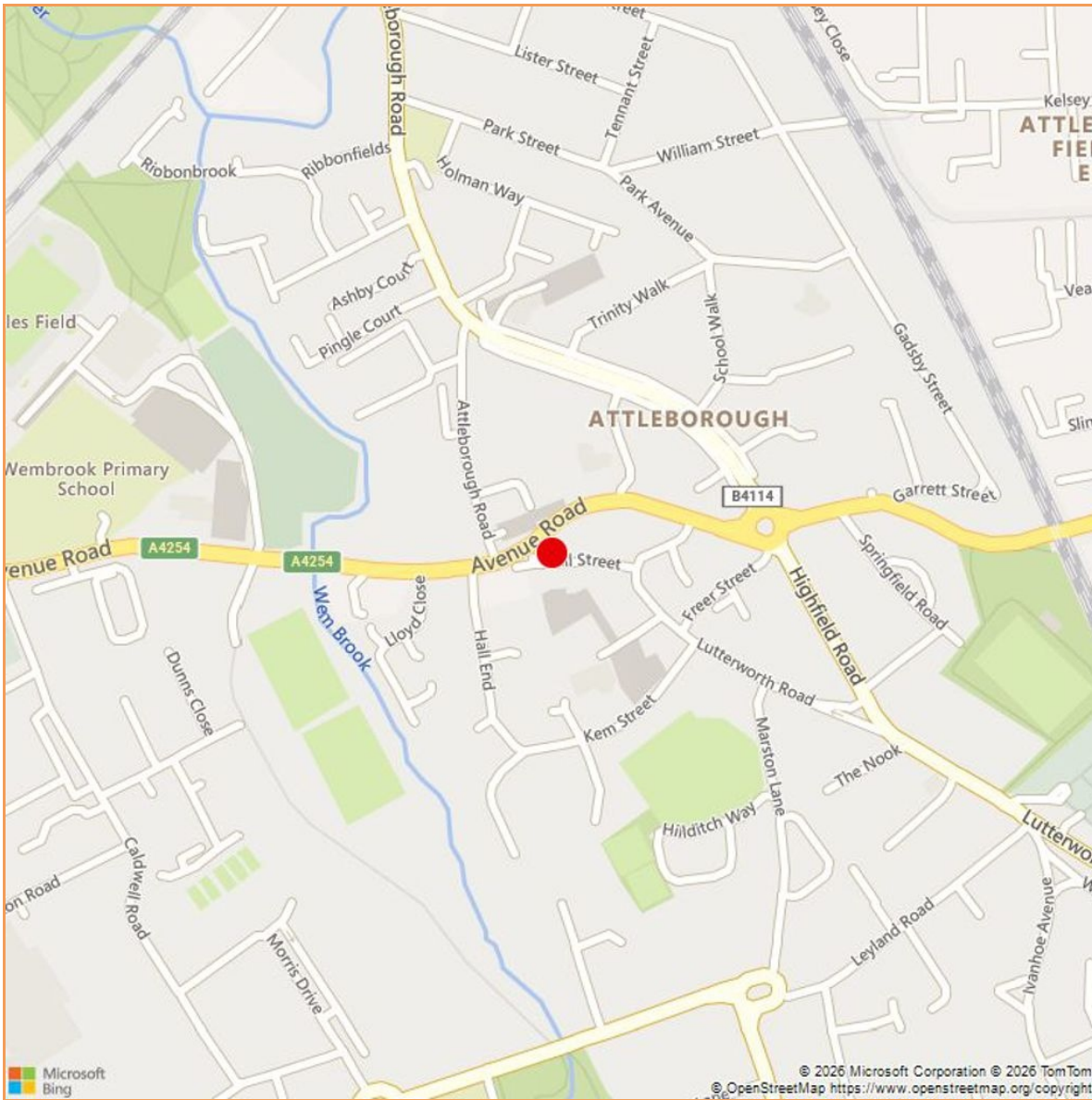
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

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.





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