



Hairdressing Beauty Salon, Sherwood Street, Warsop, Nottinghamshire,

For Sale: £135,000 or To Let: £135,000

A well established hairdressing and beauty salon is offered for sale by the vendors pending retirement.

The premises comprises a well equipped hairdressing salon with store, wash room, WC, staff area and kitchen, whilst to the first floor there is a waiting area, office / treatment room with 3 further treatment rooms.

The premises are in a prominent position adjacent to Pinders Opticians and Lloyds Bank.

LOCATION

The property is situated on Sherwood Street between High Street and Clumber Street and is among the main shopping thoroughfares in the town of Warsop, which serves a population of approximately 12,000.

The property provides a wide range of facilities including shops, junior and secondary schools and has regular bus services to Mansfield and Worksop which are some 7 and 6 miles away respectively. There is good road access to junctions 28, 29 and 30 of the M1 motorway which is approximately 9 miles distance.

DESCRIPTION

The property comprises a modern two storey property constructed of brick, under a pan tiled roof and has been used as a hair and beauty salon for a number of years and is extremely well equipped and in good order throughout.

The ground floor is used for hairdressing, whilst the first floor level is used as part of a beauty salon.

The property is situated between Pinders Opticians and Lloyds Bank and has restricted on-street parking immediately to the front with access to public car park between High Street and Clumber Street.

**ACCOMMODATION**

The accommodation consists of the following:

SALE SHOP 20'4" x (6.2 x)

6.2m wide, increasing to 6.97m wide x 9.04m.

With 2 large display windows, suspended ceiling, air conditioning, 2 back wash basins, meter cupboard, open tread staircase to:

**FIRST FLOOR****LOBBY AREA**

Which leads to:

STOCK ROOM / WASH ROOM 4'7" x 5'5" (1.4 x 1.66)

With worktop and plumbing for washing machine.

**STORE 5'5" x 4'3" (1.66 x 1.3)**

**WC**

With low level WC with wash hand basin, hot and cold water

STAFF AREA 5'9" X 12'8" (1.75 X 3.87)

With fitted worktop.

KITCHEN 7'6" X 5'5" (2.29 X 1.64)

With half bowl stainless steel sink unit, base unit with worktop.

FIRST FLOOR**WAITING AREA 6'0" x 13'1" (1.82 x 4)**

With fire exit leading to outside.

**OFFICE / TREATMENT ROOM 1 9'4" X 9'5" (2.84 X 2.86)**

With wash hand basin.

FRONT TREATMENT ROOM 2 9'1" X 12'2" (2.77 X 3.70)

With air conditioning, double glazed window and wash hand basin.

FRONT TREATMENT ROOM 3 7'10" X 11'1" (2.38 X 3.39)

With pedestal wash hand basin, double glazed window and air conditioning.

TREATMENT ROOM 4 6'11" X 8'1" (2.11 X 2.46)**FLOOR AREA**

We calculate the total floor area to be as follows:

Ground floor 85.68sq.m (922sq.ft)

First floor 38.58sq.m (415sq.ft)

TENURE

The property is freehold.

LOCAL AUTHORITY

Mansfield District Council

RATING ASSESSMENT

From our inspection of the rating list, we understand the property has a rateable value of £7,000 but should be exempt from payment of rates under the Small Business Property Rates Relief scheme.

ASKING PRICE

£150,000 including fixtures and fittings and goodwill.

Copies of the audited accounts for the hairdressing and beauty salon business are available for inspection from the Agent's offices.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Performance Certificate

Non-Domestic Building



3 Sherwood Street
Warsop
MANSFIELD
NG20 0JP

Certificate Reference Number:
0940-0533-1139-4328-0006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 85

This is how energy efficient
the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	121
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	117.49
Primary energy use (kWh/m ² per year):	695

Benchmarks

Buildings similar to this
one could have ratings as
follows:

27

If newly built

79

If typical of the
existing stock