

265-267 MONTON ROAD MONTON, ECCLES M30 9LF



FIXTURES & FITTINGS FOR SALE

£75,000

**FULLY FITTED AESTHETICS CLINIC AND BEAUTY ACADEMY
ALONG WITH NEW 10 YEAR LEASE TO BE AGREED AT £24,000 P.A.
THE DOUBLE RETAIL UNIT IS FITTED OUT TO A HIGH STANDARD
THROUGHOUT AND PROVIDES ACCOMMODATION OVER TWO FLOORS,
GROUND FLOOR PROVIDES THE MAIN SALON AREA, 5 INDIVIDUAL
TREATMENT ROOMS, KITCHEN & WC FACILITIES.
THE FULLY CONVERTED BASEMENT CONTAINS FURTHER
TREATMENT/TRAINING ROOMS.
IN TOTAL PROVIDING APPROXIMATELY 127.8 SQ.M (1,376 SQ.FT.)**

ENTRANCE

Full height display windows to the front of the property with the benefit of security bollards and steel roller shutters glass entrance door leading through to

RETAIL AREA (10.37m x 4.81m)

Reception area with counter/storage unit. Seating area. Suspended ceiling with feature LED lighting and numerous spot lights. Three treatment beds. CCTV system. Wall mounted air conditioning units. Numerous power points. Marble tiled flooring. Feature shelving. Stairs leading to

TREATMENT ROOM 1 (2.21m x 1.85m)

TREATMENT ROOM 2 (2.55m x 2.23m)

TREATMENT ROOM 3 (5.32m x 1.9m)

GLASS PARTITIONED ROOM 4 (3.02m x 4.37m)

TREATMENT ROOM 5 (4.18m x 1.91m)

KITCHENETTE (1.45m x 1.22m)

Kitchenette with matching wall and base units, stainless steel sink set into marble effect worktop. Ceiling light. Power points. Vinyl flooring.

WC

Cloaks area, WC, marble effect wash hand basin set onto vanity unit with storage below and tiled splash back, feature mirror, electric hand dryer, storage shelving, part tiled walls, tiled floor, obscured glass door, ceiling lights.

BASEMENT

TREATMENT ROOM 6 (5.26m x 3.52m)

Large window with venetian blinds, 2 electric panel heaters, storage unit with water tank, numerous power points, spot lights and vinyl flooring.

TREATMENT ROOM 7 (4.21m x 3.71m)

Window with venetian blind, electric panel heaters, numerous power points, spot lights and vinyl flooring.

OUTSIDE

To the front of the property there is an area for external display or parking with additional parking to the rear of the building.

RATEABLE VALUE – £27,750 P.A.

LEASE TERMS – New 10 year lease with 5 year break option to be agreed, with a rent payable of £24,000 p.a.

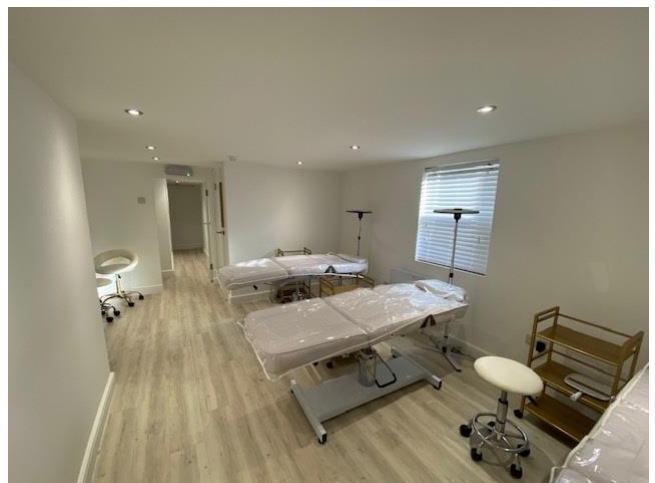
ENERGY PERFORMANCE CERTIFICATE

Energy Rating E

Certificate No : 9749-3069-0118-0890-2721

VIEWING

Strictly by appointment through the sole marketing agent, Thomas Willmax on 0161 905 3555



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.