H D STUDIOS HAIR DEFINITION
EDEN SQUARE, 29 GOLDEN WAY
URMSTON, MANCHESTER M41 0NA



BUSINESS FOR SALE - £37,000
Including all fixtures, fittings and goodwill

HAIR SALON AVAILABLE
APPROX 36 SQ.M (396 SQ.FT.)
WITH RENT PAYABLE OF £15,600 P.A.
WITH FREE PARKING NEARBY

ENTRANCE

With full width remote electric metal shutter. Glazed entrance door with display windows to each side leading through to

RETAIL/SALON (5.4m x 5.4m)

Benefitting from 7 chairs and 2 sinks. Fully fitted. Power points. Suspended ceiling. Spot light. Vinyl flooring. Five mirrors. CCTV. Leading through to

REAR STOCK ROOM (3.9m x 1.5m)

Washer/Dryer. Kitchen units/storage units. Fridge. Washing machine. Double sink unit. Fluorescent strip walls lights Vinyl flooring. Part tiled around the sink unit. Power points. Two ceiling lights.

WC (1.1m x 1.6m)

WC with wash hand basin. Cabinet with mirror above. Vinyl flooring. Fluorescent strip lighting. Access to a mobility toilet.

LEASE TERMS

7 Year Lease with 6 years remaining with a 3 year break clause.

TAKINGS approximately (To be confirmed)

FIXTURES AND FITTINGS

(Available by separate request)

RATES PAYABLE - The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority.

HOURS OF BUSINESS –

5 Days a week Monday to Saturday and closed on Wednesday's.

N.B The tenant rents a chair to a barber for £110 per week. There is also an additional space for chairs to be rented out.

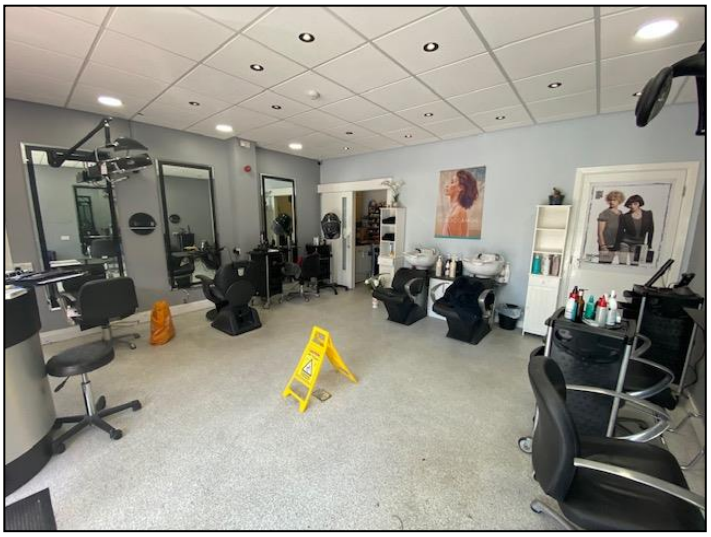
VIEWING

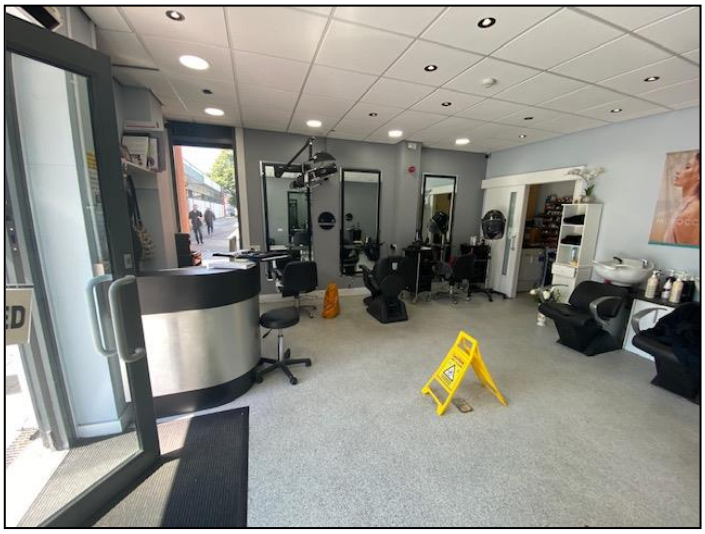
Strictly by appointment through the sole marketing agents, Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATE

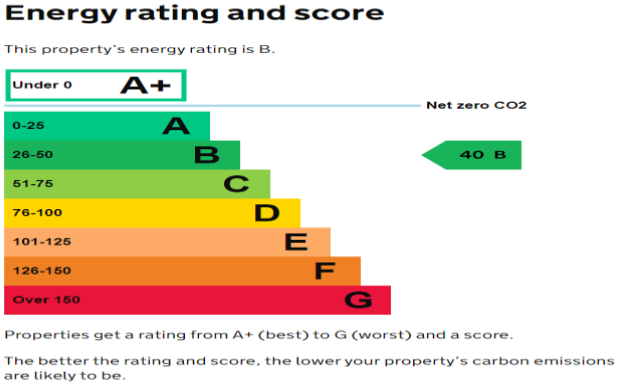
An EPC has been requested and will be made available to interested parties.

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax not 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.









THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH
TEL: 0161 905 3555
FAX: 0161 905 3999
info@thomaswillmax.co.uk
www.thomaswillmax.co.uk