



Lovelle Bacons
Chartered Surveyors

COMMERCIAL

112 DRUMMOND ROAD SKEGNESS PE25 3EH



FOR SALE

AN EXCELLENT OPPORTUNITY TO ACQUIRE AN ESTABLISHED FULLY EQUIPPED GROUND FLOOR HAIR SALON BUSINESS SITUATED WITHIN BUSY MIXED USE LOCATION AND WITHIN CLOSE PROXIMITY THE TOWN CENTRE AND THE SEASIDE RESORTS AMENITIES TOTALLING AN AREA OF 252 SQ FT (23.5 SQ M)

EXCELLENT BUSINESS OPPORTUNITY

INCLUDING VARIOUS FIXTURES, FITTINGS, GOODWILL AND SAV – ACCOUNTS AND INVENTORY AVAILABLE UPON REQUEST TO GENUINE PARTIES

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Location

The property is situated on the mixed use thoroughfare of Drummond Road, directly opposite The Royal Hotel and within close proximity to the busy town centre and seaside resorts and amenities and attractions. Close by occupiers include St Barnardo's Charity Shop, Spar Supermarket, as well as various hotels, guesthouses and local traders, walking distance is the main shopping location of Lumley Road with national high street occupiers.

Skegness is a popular seaside town situated within the civil parish of East Lindsey district of Lincolnshire on the Lincolnshire coast, famous for its glorious sandy beaches and attractions, with an approximate population of 19,579. Neighbouring resorts include Ingoldmells, Mablethorpe, Trusthorpe & Sutton On Sea, access routes include the A52 A16 & A158.

Description

The sale offers the opportunity to purchase an established fully equipped hair dressing salon business and premises within the heart of the seaside resort of Skegness. The accommodation which is set out over the ground floor of a split mid-terrace property and comprises three basins and works stations, stock room and WC, tastefully fitted and decorated. The sale includes various fixtures, fittings and equipment, client data base, goodwill interest, a copy of the accounts and inventory are available to genuine party upon request.

Accommodation**Ground Floor**

Salon/Sales Area	Approx 189 sq ft (17.5 sq m)
Stock Room	Approx 40 sq ft (3.7 sq m)
Lobby	Approx 23 sq ft (2.08 sq m)
WC	

Price

The ground floor property, business interest, including various fixtures, fittings, client database, goodwill and SAV are available through Pattinson's Auctions with starting bids at £40,000 Tel: 0191 737 1154 to be guided through the auction process

Tenure

The ground floor salon is on a Freehold basis with the first floor flat and the adjacent ground floor flat being held on 999 year ground leases from 30th August 2002 and 25th November 1988 (first floor flat), also at a peppercorn rent.

Legal Costs

Each party will be responsible for their own legal costs, stamp duty and land tax that may apply to this transaction.

Rateable Value

We are advised by North East Lindsey Council that the Rateable Value is £3,450 under the new assessment. Interested parties are advised to confirm this with the Local Authority. Rateable Values can change and the rates payable can vary due to changes in transitional relief

EPC

An EPC is not necessary for this property as it is under the required size.





For further information contact:

**Viewing strictly through Lucy Croft on behalf of
the sole Agent Lovelle Bacons Chartered Surveyors**

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SUBJECT TO CONTRACT

Whilst every endeavour has been made to ensure the accuracy of these particulars, no responsibility is accepted for errors of description or measurement and they do not form part of a contract. Purchases are advised to satisfy themselves as to the accuracy of all such statements. Plan/s for identification purposes only. These particulars are given on the express understanding that all negotiations must be carried out through Lovelle Bacons Chartered Surveyors. VAT Applications are advised that VAT may be charged on the transaction at the appropriate rate