

BARBERING  
**OPEN**



**THE BARBER STOP**  
Traditional Barbering & Shaving

**HARWORTH FITTING  
CENTRE**  
FOR  
**TYRES, BATTERIES, EXHAUSTS  
RADIATORS, SHOCK ABSORBER  
BRAKE SERVICING.**  
*ALL AT COMPETITIVE PRICE  
AND FULLY GUARANTEED*  
**ALSO ANY PART ORDERS  
RECEIVED WITHIN 1 HOUR**

**25 Scrooby Road**  
Harworth, Doncaster, DN11 8JW



# TO LET - 25 Scrooby Road, Harworth, Doncaster, DN11 8JW



25 Scrooby Road



An attractive and modern hairdressers/barbershop in Harworth.

- Modern fit out
- Excellent standard of decoration
- Up to three barbers chairs
- Off road parking space
- Shared kitchen
- Potential for 100% small business rates relief.
- £125 per week



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## Approximate Travel Distances



### Locations

- Worksop (9 Miles)
- Doncaster (10 Miles)

### Sat Nav Post Code

- DN11 8JW



### Nearest Stations

- Worksop Train Station (9 Miles)



### Nearest Airports

- Doncaster Sheffield Airport

## Location

Harworth is a small town in the county of Nottinghamshire, East Midlands of England and is well placed to take advantage of the excellent communication links afforded by the A1M, which lies approximately 1 mile distant. This in turn gives easy access to the M18, M1 and M62 motorways.

## Description

The property is an attractive, modern hairdressers/barbershop offering space for up to three barbers chairs plus a hair washing station.

The property offers off-road parking and there is a shared kitchen to the rear.

## Accommodation

Floor	Description	Sq M	Sq Ft
Ground	Hairdressers	18.84	203

## Guide Rental

£6,500 per annum exclusive  
£125 per week

## Tenure

The property is available to let on full repairing and insuring lease terms to be agreed, however a minimum lease term of three years is envisaged.

## Business Rates

Rateable Value £1,950

Qualifying occupiers may benefit from 100% small business rates relief.

## Services

Mains water, electricity and drainage are all understood to be connected to the property. We must stress that none of these services have been checked.

## EPC

Energy Performance Rating E.

## Money Laundering

The successful Tenant will be required to submit information to comply with Money Laundering Regulations.

## VAT

VAT is payable on the rent.

## Viewings

Strictly by prior arrangement with the agent.



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