



# 10 Allandale Road

Stoneygate | Leicester | LE2 2DA

  
Bentons





### Property at a glance

- Well Regards Location
- Energy Rating C
- Ideal Investment Opportunity
- Business In Occupation for Over 20 Years
- Luxury Aston and Fincher Fit Out
- High Quality and Contemporary Interior
- Over 13 Styling Stations
- Fitted Kitchen
- Separate Managers Office
- Separate Colour and Wash Room
- Sizeable Low Maintenance Rear Garden
- Further Kitchen and First Floor Space Available by Separate Lease
- Viewing Strictly By Appointment

**Asking Price: £300,000**

The Freehold is available to purchase of this established hairdressers who have occupied the premises for over 20 years. The property has a luxurious and high quality fit out by Aston and Fincher to both the ground and first floor with a fully glazed shop frontage, this stylish interior has contemporary lighting throughout, in built sound system and industrial grade Karndean flooring. There is a mixture of double glazing and original sash windows, a gas central heating boiler with a large salon hot water system with approximately 13 hair dressing stations. The retail space is open-plan to both the ground and first floor with a separate shampooing and wash room, a kitchen on both the ground and first floor, a colour room and managers office and a good sized low maintenance rear garden. The property has a passing rent of £15,600 per annum with an established owner occupier for over 20 years. The business owner has knocked through at first floor level to the adjacent building where there is a further wash room, kitchen and the male and female toilets. These are not included within the Freehold sale but are currently let on a separate agreement for £495.00 per calendar month with the option for this lease to continue. Overall, the accommodation is approximately 1,100 sqft and early internal viewing to fully appreciate the high standard of specification is recommended.

### Accommodation

The property is approached via a full glass door into the main salon reception, the front elevation is fully glazed.

### Main Salon Reception 29'2" x 14'5" (8.9m x 4.4m)

The salon reception and salon itself is mainly open-plan with central glass wall dividers and has a high quality wood effect Karndean flooring to the front of the building and high gloss contemporary tiled floor to the rear, high quality fitted furniture throughout with a number of hairdressing stations, pendant lighting and spotlights set within the ceiling, reception desk, built-in speakers and air conditioning into the ceiling and a wide staircase with low level LED lighting going off to the first floor salon. There is a useful understairs storage cupboard, steps down to:

### Wash Room 9'11" x 9'2" (3.02m x 2.8m)

With a high quality Karndean tile effect flooring, there is a large single wash station, central heating radiator, original sash windows to the side elevation, door through to:



style  
bar

catwalk hair  
in  
30 minutes





### **Kitchen**

#### **10'1" x 6' (3.07m x 1.83m)**

Fitted with a range of contemporary high gloss wall and base units with laminate worktops and matching upstands to the wall, stainless steel sinks and drainer unit inset, wall mounted gas central heating boiler and a uPVC glazed window to the rear elevation, central heating radiator, fire exit and rear door leading out to the yard and garden.

### **First Floor**

Approached via a staircase with low level LED lighting to the first floor consisting of:

### **Open-Plan Salon**

#### **26'4" x 12'10" (8.03m x 3.9m)**

With a high quality fit out with a range of spotlights to ceiling and central suspended ceiling with spotlights and air conditioning unit, there is a large uPVC glazed window to the front elevation and rear elevation, central wood effect floor with high gloss large tile surround with matching upstand to the wall. There are hair styling stations to each side consisting of nine fixed stations with wall mounted mirrors, worktop and built-in double doors to each station, built-in sound system. Steps down to a rear corridor with wood effect vinyl flooring, recessed spotlights to ceiling, access off to the salon office, second kitchen, male and female toilets and the colour room.

### **Colour Room**

#### **9'8" x 6'10" (2.95m x 2.08m)**

With an obscure glazed window to the side elevation, central heating radiator, fitted with a range of wall and base units with hair dye storage, stainless steel sink and drainer inset with a range of drawer units and plumbing and appliance space for washing machine and tumble dryer, extractor fan to the outside.

### **Female Toilet**

Fitted with high quality furniture comprising a egg shaped wall mounted floating toilet with Geberit wall mounted chrome flush, oval wash hand basin set on a plinth with mixer tap over, fitted mirror, continuation of the wood effect flooring, central heating radiator, spotlights to ceiling and obscure glazed sash window to the side elevation.

### **Male Toilet**

Fitted with matching sanitaryware including an eye floating toilet with wall mounted flush, oval basin with mixer tap and cupboards beneath, spotlights to ceiling, extractor fan.

### **Kitchen**

#### **10'1" x 6' (3.07m x 1.83m)**

Fitted with white high gloss wall and base units with roll top laminate worktops with inset one and a half bowl sink and drainer unit, space for fridge, uPVC glazed window and door providing access to the rear of the property with stairs leading to the ground floor garden, fitted breakfast bar and radiator.

### **Salon Office**

#### **9'11" x 6'8" (3.02m x 2.03m)**

With a fire exit with steps leading to the outside of the property, original sash window to the rear, continuation of the wood laminate flooring, fitted office furniture with drawers and fitted lighting to ceiling.

### **Outside**

The property has a good sized rear garden which is hard landscaped for ease of maintenance and consisting of a patio and large gravelled area with space for outdoor seating surrounded by railway sleepers, partial fencing to boundaries, access to brick built outhouses and gated access along the right hand boundary when looking at the front elevation.

### **Agents Note**

The Freehold of 10 Allandale Road is available for purchase. The business is unaffected and it is offered as an investment purchase. Viewings are strictly by appointment and through the agent, please contact Melissa Hopson or Maria DiGioia on 01664 563892 or email [melissah@bentons.co.uk](mailto:melissah@bentons.co.uk).

### **Lease Details**

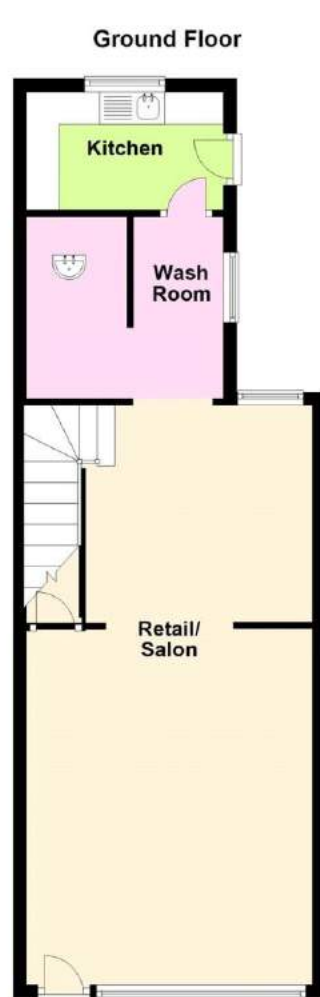
We are selling the Freehold interest of 10 Allandale Road, Stoneygate. The current business owner and occupier has knocked through at first floor landing to number 8 Allandale Road which also part of the Salon, however, the salon located in number 8 Allandale Road is not included as part of the sale and is available on a Lease arrangement with the current landlord for approximately £495.00 per calendar month with approximately 2 years remaining on this Lease. The first floor kitchen and male and female toilets fall within number 8 and are not part of the Freehold sale.

### **Location**

Leicester is a vibrant city enjoying a vast array of shops, schools, cinemas, theatres, parks, leisure facilities and churches. Leicester is well served by a variety of transport links including the M1 North and South, the M69 to Birmingham, the A46 to Newark, Birmingham Airport, East Midlands Airport and the train station at Leicester has easy intercity links to London, Peterborough and Stanstead Airport.







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