

TO LET

HAIRDRESSING SALON

**FOREST ROAD
NEW OLLERTON
NOTTS
NG22 9QT**



- *Salon: 165 sq ft (15.3 sq m)*
- *Long Established*
- *One shared parking space*

SITUATION

The salon forms part of a property that is located at the start of the retail parade on forest Road at its junction with Rufford Avenue in Newark Ollerton.

The salon is located to the rear of Chadwells Estate Agents and the Tattoo Studio and has the benefit of one shared customer parking space on the forecourt.

DESCRIPTION

The property provides a long established hairdressing salon with shared side entrance and the salon off.

ACCOMMODATION

Salon 165 sq ft (15.3 sq ft).

Outside:
1 shared parking space on forecourt

01636 815808

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North Muskham Prebend, Church Street, Southwell, Nottinghamshire, NG25 0HQ

RENT

Rental offers are invited in the order of £4,000 per annum exclusive.

LEASE

The property is available on the equivalent of a new three year internal repairing and insuring lease agreement, plus a fair contribution to decoration of the shared entrance and external door and windowsills. Alternative lease lengths will be considered subject to discussion with the agents.

OUTGOINGS

From an inspection of the 2010 rating list on the Valuation Office Agency Internet Site, the property is described as hairdressing salon and premises.

Rateable Value: £1,650.00

The business rate poundage figure for the year commencing 01.04.13 is 0.471. We have not made any enquiries as to whether any transitional arrangements exist and potential occupiers must make their own enquiries to verify the assessment provided.

The property should benefit from small business rates relief and enquiries should be made direct with Newark & Sherwood District Council,

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction on the basis of a lease term of three years or greater, however the ingoing occupier is to provide an undertaking of £500.00 plus VAT to the landlords solicitors which will be returned to the tenant upon completion of the lease. Should the lease not complete the undertaking will be used to reimburse the landlord against abortive legal costs.

If a lease of less than three years is required or break clauses prior to year three then the tenant will be responsible for the landlords legal costs.



REFERENCES

The successful tenant will need to provide a satisfactory bank reference, plus if appropriate accountant and previous landlord and two trade references for approval.

SERVICES

We are advised that mains water, drainage, electricity and gas are connected to the property.

FIXTURES & FITTINGS

Any fixtures and fittings not expressly mentioned within the confines of these letting particulars are excluded from the letting.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

EPC

The EPC report is available on request.

VIEWING

Strictly by prior arrangement with the joints agents:-

Mathias Perry
T: 01636 815808



MISREPRESENTATION ACT

Mathias Perry for themselves and for the vendors/lessors of this property whose agents they are take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and are for guidance only. These particulars do not constitute an offer or contract and members of the agents firm have no authority to make any representation or warranty in relation to the property. All prices and/or rents are quoted exclusive of VAT, rates and other outgoings.

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LOCATION PLAN



