

# TO LET

HAIR AND BEAUTY LOUNGE,  
UNIT 7 CRAVEN CENTRE, CRAVEN ARMS,  
SHROPSHIRE, SY7 9PY

Halls<sup>1845</sup>

COMMERCIAL



**TO LET- AN ESTABLISHED WELL PRESENTED HAIR AND BEAUTY SALON FORMING PART OF A PROMINENTLY SITUATED RETAIL DEVELOPMENT INCLUDING TUFFINS SUPERMARKET**

- The property benefits from generous on site car parking within the Craven Centre
- Fully fitted established popular hair salon with beauty salon

**Price:** Offers in the region of £20,000 exclusive (for the fixtures and fittings and business name)

**Rent:** £8,500 per annum

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01743 450 700

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### LOCATION

The property forms part of the Craven Centre which comprises of a prominent retail development including Tuffins Supermarket, a petrol filling station, subways and a variety of other occupiers like a café and hair salon. The Craven Centre is located fronting onto the A49 Trunk Road (Main Shrewsbury and Hereford) in the centre of the town of Craven Arms.

Craven Arms is an established market town where all local amenities are available. The town is located approximately 21 miles south of the County Town of Shrewsbury and approximately 9 miles north of the town of Ludlow.

### DESCRIPTION

The hair salon trades from a two storey lock up shop premises that has been fitted out as a hair and beauty salon. The property provides a ground floor sales area of approximately 51.28 m sq(552 ft sq) and a first floor hair/beauty salon of approximately 51.28 m sq(552 ft sq). The property benefits from a fully glazed shop front.

The Craven Centre benefits from generous on site car parking.

The premises has been well fitted out and provides a high quality "oven ready" hair and beauty salon.

### ACCOMMODATION

(All measurements are approximate)

	sq ft	m sq
GROUND FLOOR		
Hair Salon and Reception Area	552	51.28
FIRST FLOOR		
Beauty Salon, Staffroom and WC	552	51.28

### FIXTURES AND FITTINGS

A detailed inventory of the fixtures and fittings are available from the selling agents upon request.

### PRICE/RENT

PRICE: Offers are sought in the region of £20,000 (Twenty thousand pounds) exclusive for the purchase of the fixtures and fittings and any business name and clientele. Further details are available from the selling agents upon request.

RENT: £8,500 per annum (Exclusive)





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### EPC

The property has an EPC rating of C (75)  
0070-4961-0386-5970-2074

### RATEABLE VALUE

Prospective tenants should rely on their own enquiries.

Rateable Value 2019/20: £3,518  
Rates Payable 2019/20: £1,727.34

However, the premises benefit from small business relief.

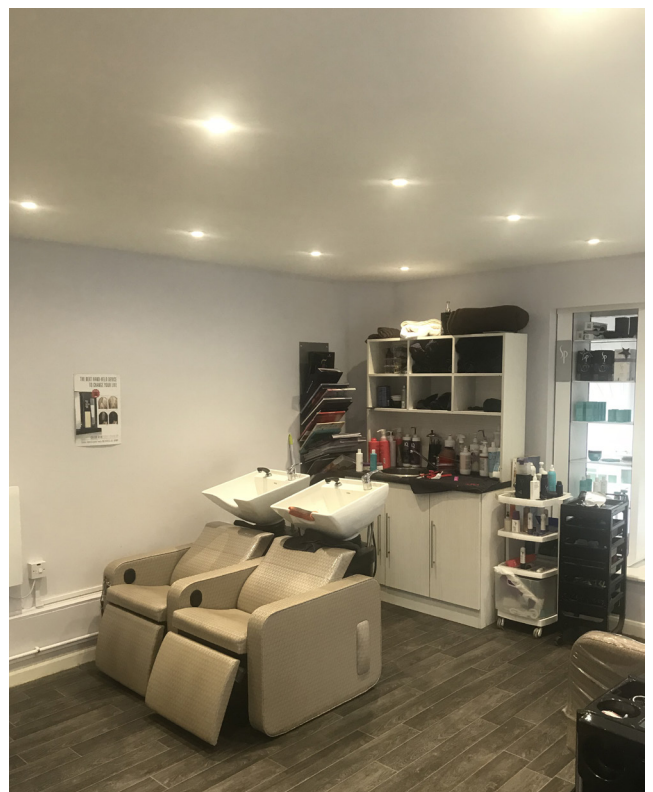
### TENURE

The property is available to let on a new lease for a length of term by negotiation with rent reviews at three yearly intervals. The lease will be granted on Tenants Full Repairing and Insuring Terms subject to service charge provisions at a rent of £8,500 per annum (exclusive).

### SERVICES

(Not tested at the time of our inspection.)

We understand that mains water, electricity and drainage are connected to the property (subject to any normal connection charges).



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**LOCAL AUTHORITY**

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury SY2  
6ND Telephone: 0345 678 9000

**FINANCIAL ACT 1989**

Any intending tenant should satisfy themselves independently as to VAT in respect of the transaction. It is understood that the property is elected for VAT. All figures in these particulars are quoted exclusive of VAT.

**PLANNING**

Prospective tenants should make their own enquiries. The premises are understood to benefit from planning consent for Use Class A1 of the Town and Country Use Classes Order 1987.

**LEGAL COSTS**

Each party is to be responsible for their own legal costs. The incoming tenant is to be responsible for the landlords legal costs incurred in respect of the granting of the lease.

**VIEWING**

Strictly by prior arrangement with the joint agent. For more information or to arrange a viewing, please contact:



01743 450700



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**James Evans**  
07792 222 028  
E: james.evans@hallsgb.com

**Huw Bevan**  
07795 486 267  
E: huwb@hallsgb.com

**Sarah Davies**  
E: sarahd@hallsgb.com

**Lucy Wilde**  
E: lucyw@hallsgb.com

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.