



21, BRIDGE STREET, ROTHWELL, NN14 6JW

This is an attractive commercial retail property with self-contained, two/three bedroom residential accommodation above in the centre of the attractive and historic market town of Rothwell. The opportunity will appeal to both owner-occupiers and investors with the shop and flat being readily capable of separate occupation. The shop is currently trading as a long-established hairdressing salon and the business is available as a going concern if required. The flat is attractively decorated with double glazing to the first floor and central heating. The shop has a net internal retail area of 33.1 sq. m. (257 sq. ft.) plus a further treatment room, office and WC.

£259,000

Call 0116 242 9933 for further information

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SITUATION

The property is situated on the south side of Bridge Street close to the market place in the centre of Rothwell. Nearby occupiers include Tesco, Co-op and the Market Harborough Building Society.

Rothwell is an attractive and popular historic market town with a population of approximately 8,000 located close to the junction of the A6 and A14 some 7 miles south-east of Market Harborough and 4 miles north-west of Kettering.



DESCRIPTION

The property, of stone, brick and slate construction, comprises an attractive, two-storey, mid-terrace building with a substantial dormer being in the middle of a block of three similar buildings.

The ground floor is occupied as a ladies hairdressers with the two upper floors being a well-maintained and appointed two/three bedroom flat capable of separate occupation.

The salon includes a main styling area with hair-washing to the rear, a separate treatment room, office/staff room, kitchen and WC.

The flat has a generous lounge, a separate dining room or third bedroom, fully-fitted kitchen and a shower room/WC at first floor and two bedrooms on the second floor.

The first floor has the benefit of double glazing with secondary double glazing to the dormer. The kitchen has a fitted oven and hob, various fitted cupboards, plumbing for a washing machine and is part tiled.

There is also the added benefit of cellar storage.



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ACCOMMODATION

The ground floor shop has the following net internal floors which have been measured in accordance with the RICS Code of Measuring Practice.

Main Salon 25.8 sq. m. (278 sq. ft.)

Hair Wash 7.3 sq. m. (79 sq. ft.)

Treatment Room 5.4 sq. m. (58 sq. ft.)

Office/Staff 5.1 sq. m. (54 sq. ft.)

Kitchen 5.8 sq. m. (62 sq. ft.)

The residential accommodation has the following dimensions:

First Floor

Lounge 5.15m x 3.79m (16' 10" x 12' 5")

Dining Room/Bedroom 3.32m x 3.17m (7' 7" x 10' 5")

Kitchen 3.04m x 2.38m + 2.03m x 1.62m (7' 3" x 7' 8" + 6' 8" x 5' 4")

Shower and WC

Second Floor

Dormer Bedroom 4.17m x 3.80m (13' 8" x 12' 5")

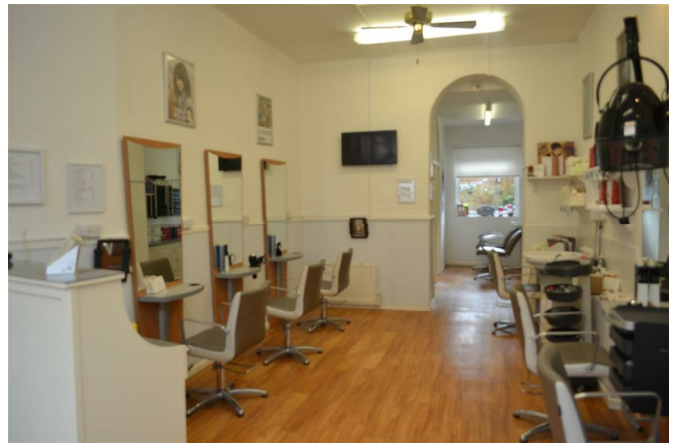
Bedroom 3.18m x 3.38m max (10' 5" x 11' 1" max)

SERVICES

The property is connected to main electricity, gas, water and drainage services and the residential part is heated by central heating radiators from a gas-fired boiler. The ground floor commercial premises have the benefit of independent electric heaters.

PLANNING

The ground floor has the benefit of planning permission for A1 Retail Use but would be suitable for other businesses subject to obtaining the appropriate consent. Interested parties should make their own enquiries at Kettering Borough Council.



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BUSINESS RATES

The commercial premises are described in the 2017 Rating List as Hairdressing Salon and Premises with a Rateable Value of £4,200.

Under current arrangements, no Business Rates are payable.



COUNCIL TAX

The flat is valued within Band A for Council Tax purposes and the following annual amounts are chargeable.

2017/18 - £1,061.84

2018/19 - £1,120.71



PRICE

£259,000



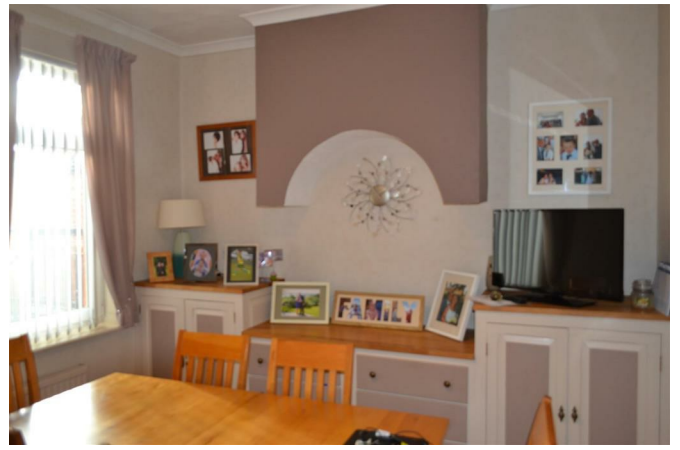
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THE BUSINESS

The hairdressing business can be made available for sale by separate negotiation. A guide price for the goodwill, fixtures and fittings and stock is available on request.



ENERGY PERFORMANCE CERTIFICATE

Band E (114)



COSTS

Each party will be responsible for their own costs incurred in respect of the transaction.



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STAMP DUTY LAND TAX

Potential purchasers are advised to seek advice in respect of liability for stamp duty land tax in respect of this transaction.

**VALUE ADDED TAX**

VAT will not be payable in respect of this transaction.

**POSSESSION**

Vacant possession will be given on completion of legal formalities.

VIEWINGS

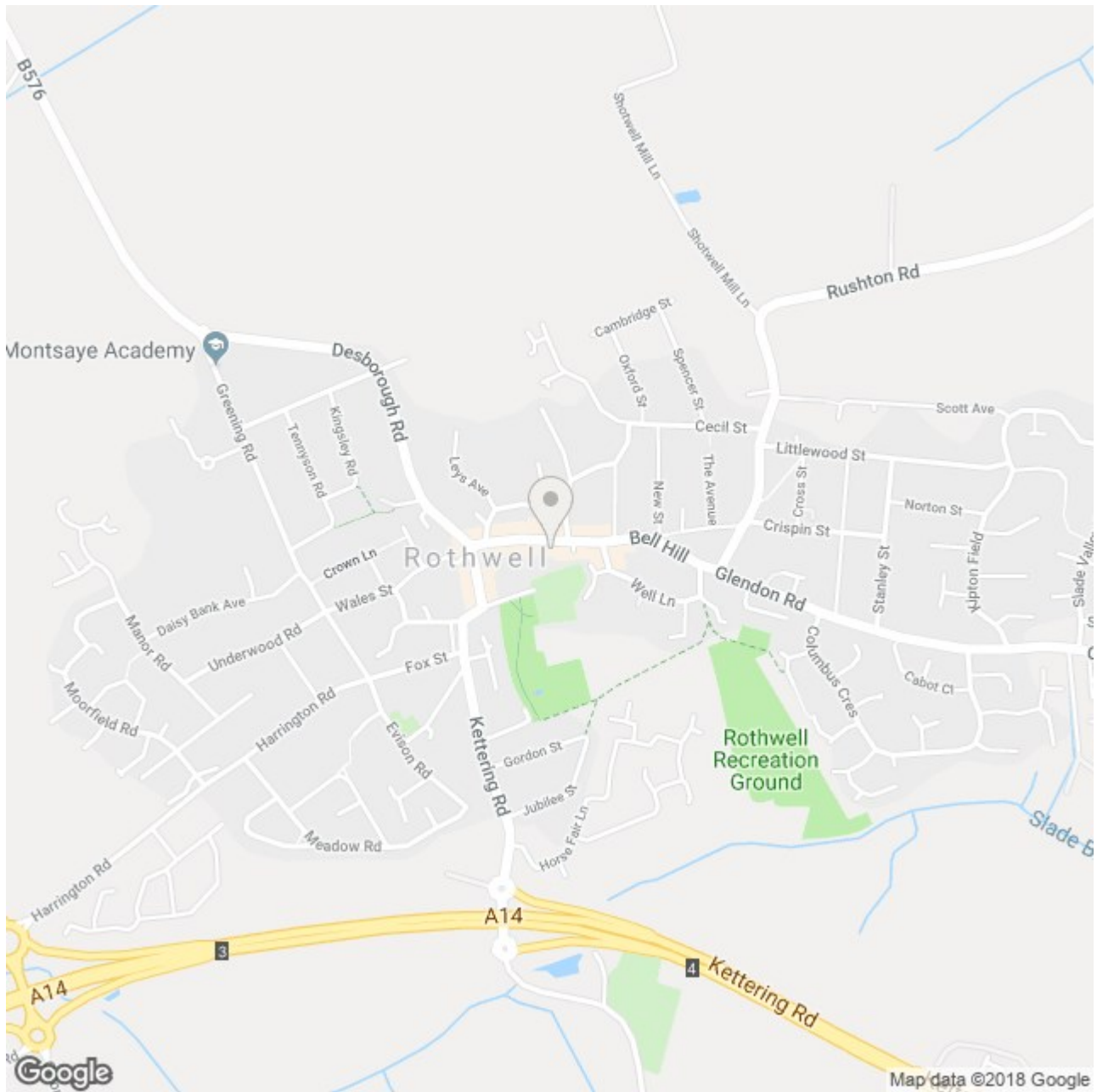
Strictly by arrangement with Andrew Granger & Co on 0116 2429933. Contact Kevin Skipworth at email address kevin.skipworth@andrewgranger.co.uk

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LOCATION



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Call 0116 242 9938



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