

#### 3954

# LONG ESTABLISHED HAIRDRESSING SALON

# FOR SALE – VIRTUAL FREEHOLD

## IN BUSTLING NEW FOREST TOWN

**KNOWN AS** 

THE HAIR BOX 14 WHITEFIELD ROAD NEW MILTON BH25 6DF



CHARTERED SURVEYORS COMMERCIAL PROPERTY CONSULTANTS Heliting House, 35 Richmond Hill, Bournemouth BH2 6HT. Fax: 01202 555408

www.nettleshipsawyer.co.uk

#### **Situation**

The Hair Box occupies an established secondary location just off the main Station Road with its abundance of High Street names.

There is a main bus stop opposite and on street car parking nearby.

New Milton is a busy market town on the periphery of the New Forest approximately 12 miles east of Bournemouth and 6 miles west of Lymington.

#### **Accommodation**

<u>Salon</u>

Internal Width	19' 5"
Depth	16' 2"

Fully equipped with 3 backwash positions, 1 front wash, 8 combing positions and reception area. Canopy to shop front.

#### Rear Kitchen

7'4" with washing machine and dryer and stainless steel single drainer sink unit.

Cloakroom WC

Outside One outside car space

#### The Business

Established some 20 years ago by the current owner. Turnover has been around £72,000. Audited accounts will be made available to genuine interested parties.

#### <u>Tenure</u>

Virtual freehold held on a 999 year lease, approx. 970 years unexpired at a peppercorn rent.

#### <u>Price</u>

£125,000 for the property, fixtures, fittings and equipment plus SAV.

#### Legal Costs

Ingoing tenants to pay landlords' reasonable legal costs incurred in the drawing up of the lease.

#### <u>Rates</u>

Rateable vaue - £6,400 (Small Business Rate Relief may apply)

Source: www.voa.gov.uk

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#### Viewing

Strictly by appointment through Agents:

#### Nettleship Sawyer FAO Stephen Chiari e-mail: <u>stevec@nettsawyer.co.uk</u> tel: 01202 556491

#### **IDENTIFICATION**

Under Money Laundering Regulations we are obliged to verify the identity of a purchaser prior to instructing solicitors. This is to help control fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

#### Energy Performance Certificate

Commercial property offered for sale or rent requires an Energy Performance Certificate.

The certificate is intended to inform potential buyers or tenants about the energy efficiency and rating of a building.

The full Energy Performance Certificate and recommendations report are available on request.

Energy Performance Certificate Non-Domestic Building	HM Government	
The Hair Box 14 Whitefield Road NEW MILTON BH25 6DF	Certificate Reference Number: 0260-5929-0385-6170-9094	
This certificate shows the energy rating of this building, it indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.		
Energy Performance Asset Rating		
	is is how energy efficient building is.	
Technical Information	Benchmarks	
Main heating fuel: Grid Supplied Electricity   Building environment: Heating and Natural Ventilation   Total useful floor area (m <sup>2</sup> ): 36	Buildings similar to this one could have ratings as follows:	
Building complexity (NOS level): 3	24 If newly built	
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ): 111.94	71 If typical of the existing stock	

Property Misdescription Act and Misrepresentation Act: These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. Nettleship Sawyer cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and the prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. No employee of Nettleship Sawyer has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property. Rents or prices quoted in these particulars may in addition be subject to VAT. Nettleship Sawyer will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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