



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

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

Salon

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.

Tenure

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

Price

£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.

Rates

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

Source: www.voa.gov.uk

Viewing

Strictly by appointment through Agents:

Nettleship Sawyer
FAO Stephen Chiari
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IDENTIFICATION

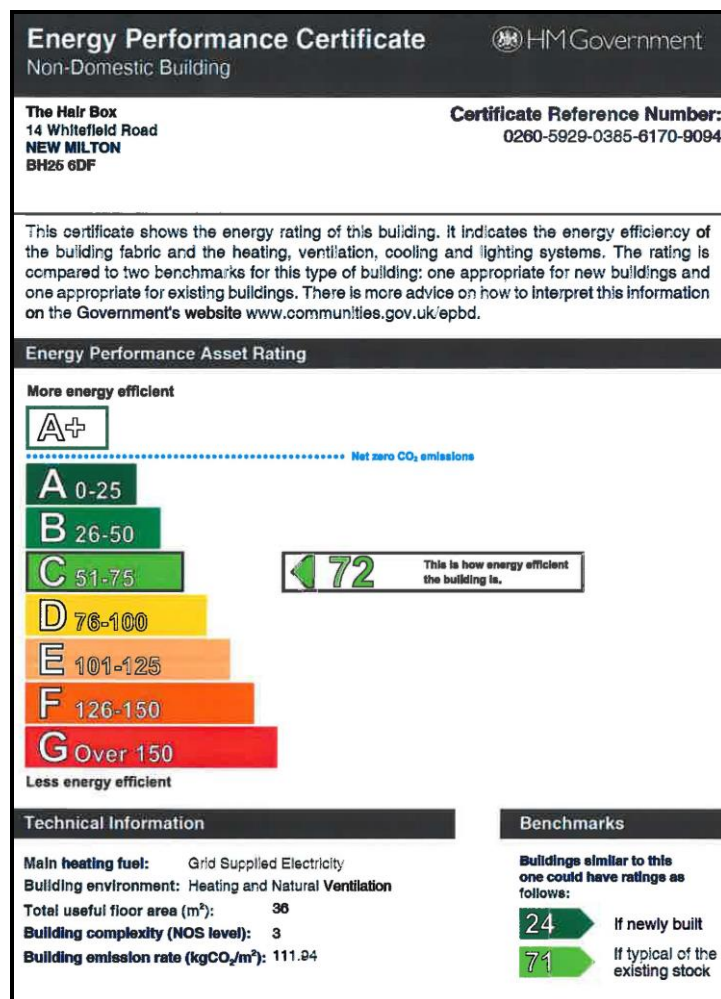
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Energy Performance Certificate

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.



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