

Sturgis Snow and Astill

FOR SALE

RETAIL PREMISES WITH ESTABLISHED BUSINESS

17 BEATRICE ROAD,
LEICESTER
LE3 9FH



- Ground floor hairdressing salon with fixtures and fittings plus first floor flat.
- Long established (55 years) business.
- Gas fired central heating.
- Rewired.
- UPVC double glazed windows with the exception of the shop front.
- Offers invited in the region of £125,000 for the freehold interest together with the goodwill of the business.



Sturgis Snow and Astill LLP
98 New Walk
Leicester LE1 7EA

Chartered Surveyors, Valuers and Commercial Property Consultants

Sturgis Snow and Astill for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Sturgis Snow and Astill has any authority to make or give any representation of warranty whatever in relation to this property.

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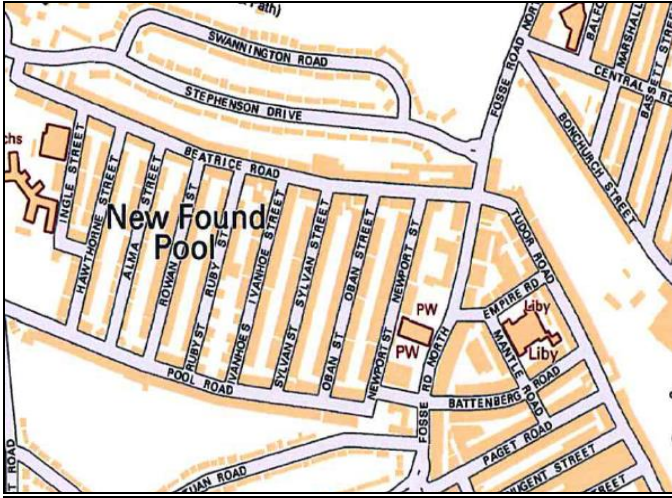
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LOCATION

The property stands on the north side of Beatrice Road close to its junction with Fosse Road North to the east. The immediate vicinity comprises predominantly residential properties but with other commercial uses interspersed.



DESCRIPTION

17 Beatrice Road comprises a mid terraced Victorian former dwelling constructed on ground and first floors beneath a pitched slate covered roof. Fully alarmed, it is arranged as follows:

Ground Floor

Front NIA 13.6 sqm (146 sqft)

Timber and glazed entrance door, glazed frontage, 2 no. fitted wash hand basins, radiator, linoleum covered floor. Fitted out for use as a hairdressing salon.

Rear NIA 13.7 sqm (147 sqft)

Linoleum covered floor, UPVC double glazed windows, radiator, wall mounted air conditioning unit. Fitted for use as ancillary to the hairdressing salon (although please note that there are no wash hand basins in this room).

Kitchen NIA 5.1 sqm (55 sqft)

Single drainer stainless steel sink unit, built in wall and floor cupboards, worktop, wall mounted gas fired central heating boiler. UPVC double glazed window.

Staff Wash Room

Panelled bath, pedestal wash hand basin, low flush w/c, radiator, linoleum covered floor. UPVC double glazed window.

Lobby

Located between the kitchen and staff wash room, with door to rear yard.

First Floor

Front NIA 13.6 sqm (146 sqft)

Fitted carpet, radiator, UPVC double glazed window.

Rear NIA 13.7 sqm (147 sqft)

Single drainer stainless steel sink unit, fitted floor and wall cupboards, linoleum covered floor radiator, small storage cupboard off, UPVC double glazed window.

Bathroom

Low flush w/c, pedestal wash hand basin, electric shower cubicle, radiator, laminate flooring, cupboard with hot and cold water tanks, UPVC double glazed window.

Outside

To the rear is a small yard with hard landscaping to a high standard with access to the street via a shared pedestrian passageway.

TENURE

Freehold with vacant possession.

PURCHASE PRICE

£150,000 for the freehold interest in the property **together with** the goodwill of the existing hairdressing business, being a barber shop first established in 1846.

RATES

The property is entered in the Valuation List as hairdressing salon and premises with a Rateable Value of £2,550.



SERVICES

The property is connected to all mains services, although please note that these have not been tested.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been applied for.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment through the sole agent:

Sturgis Snow and Astill

98 New Walk

Leicester

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SUBJECT TO CONTRACT

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification, i.e. passport, driving licence, etc., and also for proof of current address, i.e. recent utility bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

HEALTH AND SAFETY

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting the premises.

PROPERTY MISDESCRIPTIONS ACT

All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed, nor do they form part of any Contract or Warranty. Unless specified to the contrary, interested parties should note the following

All dimensions, distances and floor areas are approximate and are given for guidance purposes only.

Information on Tenancies and Tenure has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their Solicitors.

Information on Rating Assessments and Town & Country Planning matters has been obtained by verbal enquiry only from the relevant Local Authority. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to entering into any commitment to Purchase/Lease.

All information on the availability of mains services is based upon information supplied to us by the Vendor/Lessor. All statements regarding service installations including apparatus and fixtures and fittings do not warrant the condition or serviceability of the items referred to as no test have been carried out prior to acquisition. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.

All prices and rents are quoted exclusive of Value Added Tax unless expressly stated to the contrary.