

FOR SALE

FULLY FITTED OUT HAIRDRESSING SALON AND
PREMISES

1A The Square

St. Athan

Barry

CF62 4PF

**WATTS &
MORGAN**
Commercial



- Immediately available For Sale a freehold semi-detached retail/ salon and premises fully fitted out and trading as a Unisex Hair Salon
- Long established use as a Unisex Hairdressing Salon with fit-out, trade fixtures and fittings and goodwill
- Prominent and convenient location fronting The Square within St. Athan, near Barry, Vale of Glamorgan

1A The Square St. Athan Barry CF62 4PF

LOCATION

The property is situated in a prominent location within the village of St. Athan which is conveniently located lying just 4 miles or so east of Llantwit Major via the B4265 carriageway and with Rhoose and Barry lying approximately 4 miles and 8 miles respectively to the east.

DESCRIPTION

The property briefly comprises of a single storey semi-detached commercial building that is located within St. Athan's small commercial centre.

The property is built to a traditional standard of construction under a flat roof and features a modern uPVC double glazed display window and entry door.

Internally, the property is fully fitted out for use as a Unisex Hairdressing Salon and is to be sold together with a range of trade fixtures and fittings and existing fit-out.

The property has the benefit of 'Amtico' wood strip effect flooring and air conditioning.

The property briefly provides the following accommodation:-

Ground Floor Salon/Sales: 31.4sq.m (338sq.ft)
Rear Backwash Area and Mini Kitchen: 10.9sq.m (117sq.ft)
Ancillary Storage and WC: 6.1sq.m (65sq/ft)

THE BUSINESS

The property is available For Sale together with fit-out, business goodwill and trade fixtures and fittings.

The existing business is long established (20 years plus) trading as a Unisex Hairdressing Salon Current opening hours Tuesday to Saturday 9.00am until 4.00pm

The existing trading business is profitable and further financial information can be provided on application.

TENURE

The Building is available For Sale freehold tenure and with full vacant possession at an asking price of £115,000

PREMIUM

Premium offers in excess of £10,000 are invited for the business goodwill, existing fit-out and trade fixtures and fittings.

BUSINESS RATES

The Valuation Office Agency website advises a Rateable Value of £3,850 so occupiers should benefit from 100% Small Business Rates Relief.

EPC

Pending

VAT

All figures quoted are exclusive of VAT if applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

**Strictly by appointment only through
sole selling agents:**

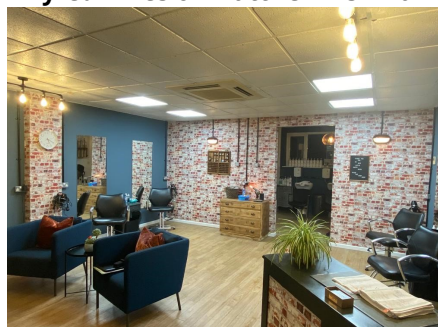
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