

# Freehold Hairdressing Salon with Refurbished One Bedroomed Apartment Over, Close to the Centre of a Large Busy Village

25 London Road | Kirton | Boston | Lincolnshire | PE20 1JE



Hairdressing Salon with 4 Stations and Beauty Room on the Ground Floor  
Modernised One Bedroomed Apartment on the First Floor  
Business May be Available by Separate Negotiation

For Sale Freehold with Vacant Possession  
£185,000 Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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## Location...

The large market town of Boston is on the South Lincolnshire Fens approximately 115 miles to the north of London and has a population of around 90,000 residents. Kirton is a large village with a population of around 4,000 residents located 3 miles to the south-east on the A16 trunk road.

The property is located to the south of the village centre close to the Parish Church, public house and the King's Head café/restaurant.

## Description...

A double fronted entrance leads through to the **Main Salon** having a net internal window frontage of 5.2m with a shop depth of 4.6m arranged to provide space for 4 stations, 2 sinks, meter cupboard, fitted window blinds, alarm.

### Rear Hallway

**Beauty Room** off.....3.3m x 1.9m

**Kitchen**.....2m x 1.5m

### WC

Having low level WC and wall mounted hand basin.

A separate access leads to the side where there is an enclosed rear yard having a steel staircase leading up to the first floor where there is a refurbished one bedroomed apartment which has recently been redecorated with newly fitted kitchen, electric heating and bathroom.

### Hallway

**Main Living Room**.....4.4m x 2.5m

Having electric heating, open plan through to kitchen.

**Kitchen**.....3.3m x 1.8m

Having a full range of modern units including oven, hob and hood, space for a full height fridge and tiled splash backs.

**Bedroom**.....3.4m x 2.6m

### Family Bathroom

Newly fitted having a bath with shower over, WC, pedestal hand basin.

Unrestricted on street parking is nearby.

## Schedule of Accommodation...

Sales	24.6m <sup>2</sup>	265ft <sup>2</sup>
Gross Internal Floor Area	82.0m <sup>2</sup>	883ft <sup>2</sup>
First Floor Apartment GIFA	42.0m <sup>2</sup>	450ft <sup>2</sup>



## Agent's Notes...

The property is currently trading as a hair salon from the ground floor. The business is available by further negotiation, please enquire for further details.

## Outgoings...

The ground floor has Rateable Value of £3,050. The first-floor apartment, 25a London Road is rated at Council Tax Band A. Full details are available on request.

## EPC...

The ground floor has an Energy Performance Asset Rating C67. The first-floor apartment will have an updated EPC. Full details are available on request.

## Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy.  
sales@poyntons.com | poyntons.com



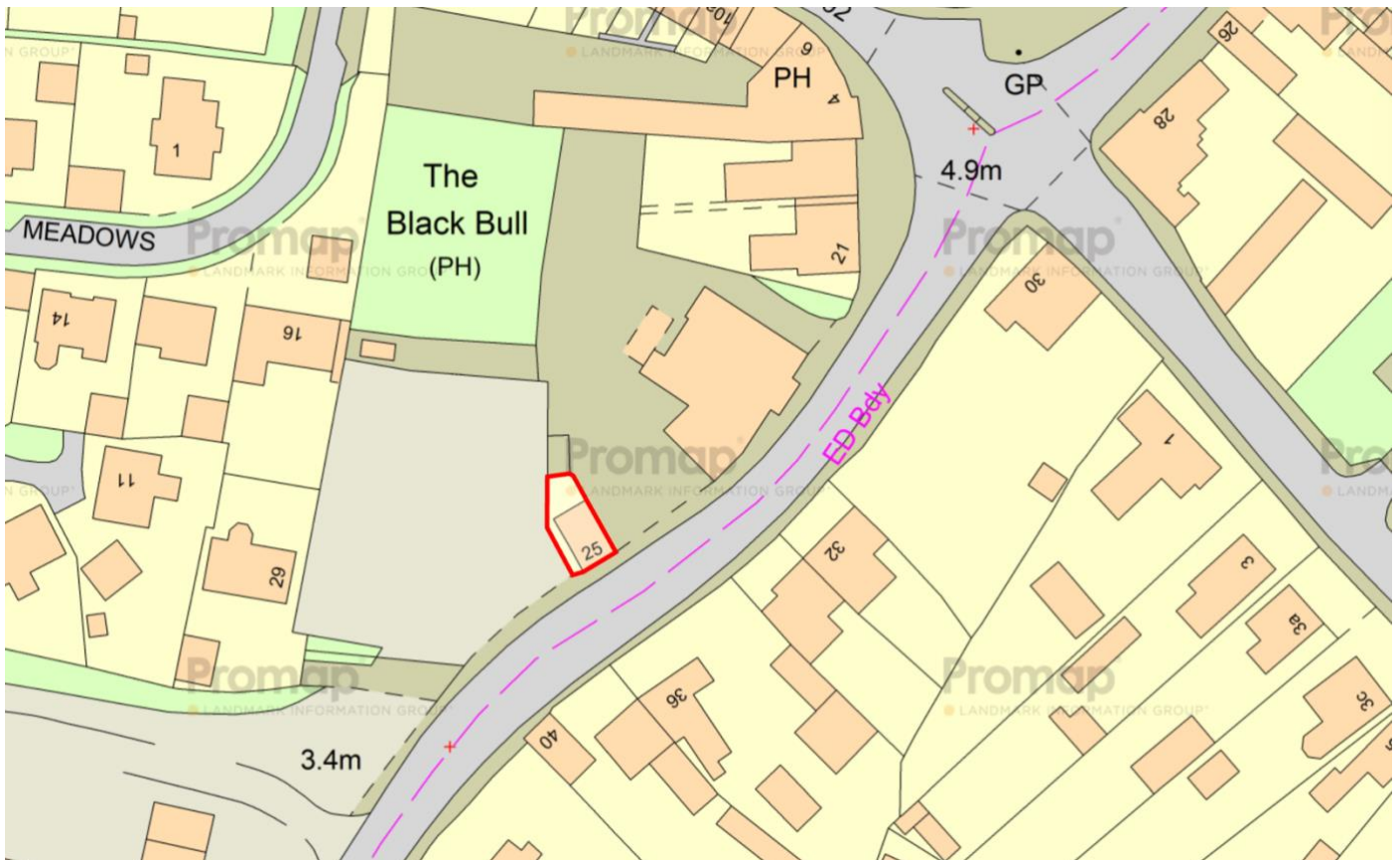
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