

ABBOTT & FROST

Letting and Property Management

Estate Agents

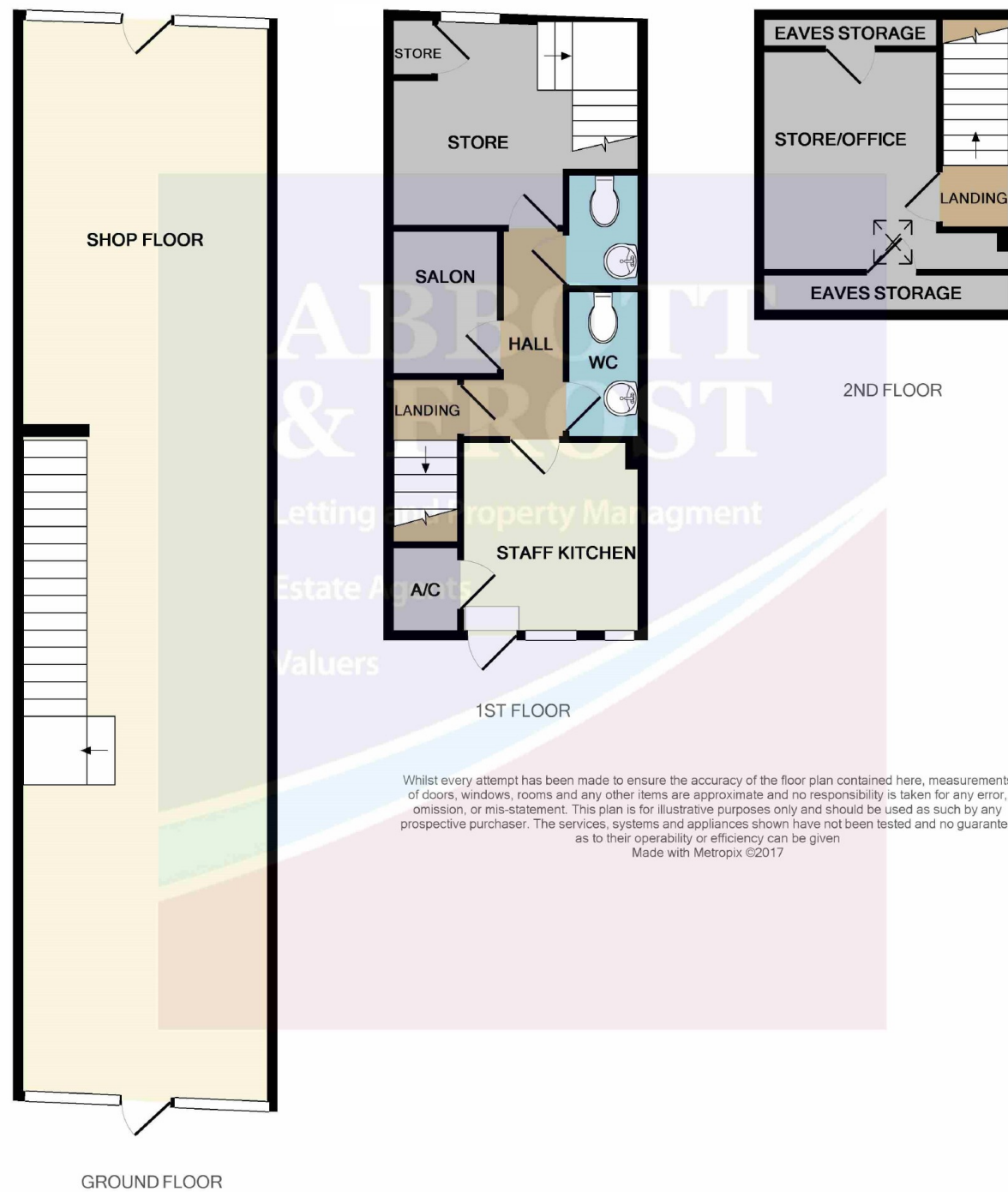
Valuers

High Street, Burnham On Sea £225,000



A PROMINENTLY LOCATED HIGH STREET SHOP PREMISES FULLY EQUIPPED AS A HAIRDRESSING SALON, BUT SUITABLE FOR OTHER USES.

- £225,000 FREEHOLD
- FULLY EQUIPPED SALON
- GAS CH
- LUXURY FITTINGS
- AIR CONDITIONING
- ANCILLARY SPACE



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2017

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantees can be given with respect to planning permission or fitness of purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

THE DATA PROTECTION ACT 1998

Please note that all personal provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent. For further information about the Consumer Protection from Unfair Trading Regulations 2008 see - <http://www.legislation.gov.uk/uksi/2008/12277/contents/made>

Abbott & Frost
18 College Street
Burnham on Sea
Somerset, TA8 1AE

rightmove



Tel: 01278 78 22 66
Fax: 01278 79 21 23
www.abbottandfrost.co.uk
residential@abbottandfrost.co.uk

Tel: 01278 78 22 66
Fax: 01278 79 21 23

www.abbottandfrost.co.uk
residential@abbottandfrost.co.uk

57 High Street, Burnham On Sea, Somerset, TA8 1PD

This prominently located shop premises occupies a prime position in the busy High Street of the popular and busy coastal town of Burnham On Sea. The sea front and Esplanade is within a short walk.

The premises are currently equipped as a high class hairdressing salon and no expense has been spared in the fitting out and furnishings, although some works require completion. The light and spacious unit has quality "Porcelanosa" floor tiles, "Samsung" air conditioning and a gas fired central heating system. The first floor offers further salon space, kitchen, customer and staff w.c's. The equipment is unused and as new, including stylists chairs, reception counter, hair-wash basins, mirrors and other high quality fittings.

The first floor offers further possibilities to include associated uses such as beauty/ tanning, etc. The premises would also suit other uses, subject to any necessary planning requirements,

ACCOMMODATION

Full depth plate glass window to the High Street and glazed door to the salon.

SALON AREA/SHOP 15.85m x 3.92m ave. (52'0" x 12'10" ave.)

APPROX 62.17m² (669 sq ft). Electrically operated security shutter to the window and door. "Porcelanosa" floor

tiles, "Samsung" wall mounted air conditioning units, extractor fans, central heating radiators. Fittings for up to 8 stylists including fitted reception counter with lockers, beverage making area with integrated dish-washer, inset sink units, 3 hair-wash basins and seats, various hairdressing equipment. Wall mounted mirrors, Recessed ceiling spotlights and ambient lighting. Full depth glass and door to private rear courtyard with door leading to the rear access with security gate. Glass and mirror finish stairs to the first floor.



FIRST FLOOR

Recessed spotlights.

ROOM 2.43m x 1.83m (8'0" x 6'0")

Wall mirror, recessed spotlights. Radiator.



KITCHEN 2.81m x 2.62m (9'3" x 8'7")

Range of fitted units and sink unit. Cupboard with Glow-warm gas fired boiler for central heating with pressurised hot water system. Double glazed window and door to fire escape access with steel spiral stairs to the ground floor courtyard.

CUSTOMER AND STAFF WCs

Low level WCs, wash hand basin and radiator. Air hand dryer. Spotlights and illuminated mirror.



OFFICE 3.27m x 4.05m (10'9" x 13'3")

Double glazed window, cupboard containing electricity consumer units. Stairs to Second Floor.

OFFICE 3.26m x 3.10m (10'8" x 10'2")

Eaves storage, spotlights, Velux skylight.

SERVICES

Mains gas, water, electricity and drainage.

Gas fired central heating with pressurised hot water system.

Air conditioning to ground floor.

OUTGOINGS

Sedgemoor District Council

VIEWING

By appointment with the Sole Agents, Abbott and Frost.

AGENTS NOTE

Alternatively to the sale of the Freehold, the property is available to let at £19500 per annum, exclusive, subject to a minimum term to be discussed.

ENERGY PERFORMANCE RATING

Commercial Rating: F 114