

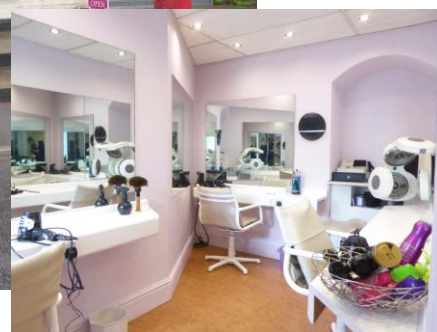


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***Fantastic opportunity to purchase a retail property
PLUS a profitable and thriving local hair salon
business***

FOR SALE

122 HIGH STREET, YATTON, BS49 4DB



- **EXCELLENT OPPORTUNITY TO PURCHASE A RETAIL UNIT PLUS A PROFITABLE LOCAL HAIR SALON BUSINESS**
- **QUOTING PRICE - £100,000 EXCLUSIVE**
- **NO BUSINESS RATES PAYABLE**
- **FANTASTIC LOCATION**
- **WELL ESTABLISHED CLIENT BASE**

SUBJECT TO CONTRACT

LOCATION

The property is located within a growing and thriving large village in North Somerset approximately 10 miles south west of Bristol. The property benefits from a high level of passing vehicle traffic as well as a large catchment area of residents living in close proximity to the property.

DESCRIPTION

The property comprises a ground floor hair salon which benefits from a reception area, 7 hair stylist stations, 3 hair wash stations, staff kitchen area and WC. The property has recently been fitted and refurbished and presents very well.

The trading business is also included in the sale and further details of this business are available upon request. The business has been trading since 1970 in the current location and as such has a strong trading history along with an established and loyal customer base.

ACCOMMODATION

As per the Valuation Office Agency, the property has an approximate area of 67.9 sq m (731 sq ft).

TERMS

The retail unit is for sale by way of the long leasehold interest for a term expiring April 2975 at an annual rent of £15 per annum. The trading business is also to be included within the sale. The quoting price for the whole is £100,000.

BUSINESS RATES

The property has the following ratings assessment:-

Description: Shop and premises
Rateable Value: £4,550

We would highlight that occupiers are likely to benefit from 100% Small Business Rates Relief as a result of the Rateable Value being less than £12,000.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D 79.

[Link to EPC Certificate](#)

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: Tom Coyte MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT

NOVEMBER 2017

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.