

FIRST FLOOR HAIRDRESSING SALON IN THE HEART OF THE CITY



“BIGGLES” 18 NEW BOND STREET, BATH

- Long established unisex salon
- Lease for sale to include fittings, equipment and inherent goodwill
- 38.2 SQ M (412 sq ft)

www.derekwalker.com

These particulars are intended to give a fair description of the property but their accuracy is not guaranteed and they do not form part of an offer or contract.

New Bond Street is one Bath's prime shopping streets close to Waitrose and the main spine of Milsom Street/Old Bond Street.

The salon is on the first floor approached over a hall and stair to the side of Ellis and Killpartrick Opticians. A wide opening between the two rooms gives a spacious feel and light from both front and rear.

Reception: 3.2m x 3.2m with large sash window, period fireplace, cupboards either side and wide opening to

Salon: A good room 5.48x 5.17m with high, corniced ceiling, three sash windows to New Bond Street, two back wash sinks and three dressing/cutting stations with wall mirrors, shelf and power.

WC with wash basin off the landing just outside the salon.

LEASE: The salon is held on lease from Bath and North East Somerset Council for 8 years from 25 December 2017 and thus has approx. **4.5 years to run at a current rent of £7,000 a year** with review in December 2021 and tenant's break at the end of the fifth year. The tenant is responsible for internal repair and decoration. There is a service charge for elements of the common parts.

THE BUSINESS: The business has been run for many years by the sole proprietor and is now for sale only due to retirement. Details of the accounts can be discussed with interested applicants but the salon lends itself to continuation by a hairdresser with their own clientele.

BUSINESS RATES: Rates payable in 2021-2022 are **£Nil** if these are the occupier's only business premises (or £2,594.80 otherwise. The rateable value is £5,200).

PRICE: Offers on £8,000 are invited for the leasehold interest and trade fittings and fixtures. Stock to be transferred at valuation.

EPC: Energy Performance Certificate ordered.

VIEWING

By prior appointment only, through the agents: Derek Walker, Chartered Surveyors.
Ref: Geoffrey Walker
gwalker@derekwalker.co.uk

NOTE: We have not tested any equipment or services. Applicants should arrange for their own investigations into working order or suitability. Those travelling to inspect are advised to check availability in advance.

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The Salon



Reception

