



15 Dunstall Street, Scunthorpe, North Lincolnshire, DN15 6LD
For Sale Hair/Beauty Salon Premises 95.37 sq m (1,026 sq ft)
approx.

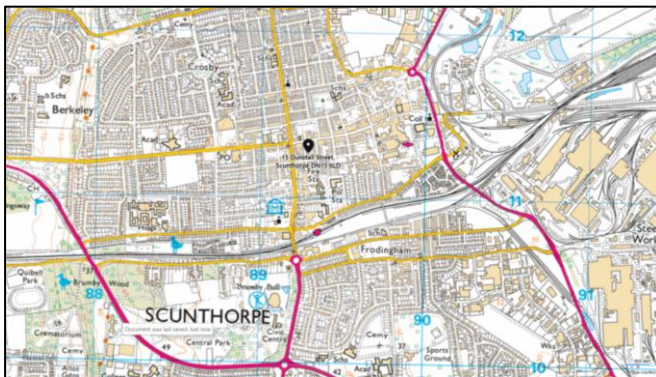


Location

Scunthorpe is the principal commercial centre for North Lincolnshire and benefits from a catchment area of approximately 152,000 people. The area is well situated, being within close proximity to Humberside International Airport and Doncaster Sheffield Airport.

The town is situated adjacent to the M180 and M181 motorways, which has excellent links to the national motorway network, regional airports, docks and other substantial conurbations. North Lincolnshire also offers an extensive and readily available labour supply with a variety of manufacturing, production and distribution skills.

The property is located on the south side of Dunstall Street, close to its junction with High Street and Mary Street to the northern periphery of Scunthorpe town centre.



Summary

- Good quality retail premises, currently used as a hair/beauty salon of 95.37 sq m (1,026 sq ft) approx.
- Would suit a variety of retail, office or leisure uses, subject to consent.
- Well fitted accommodation with car parking space to the rear.
- Freehold Premises.

EPC

We are currently awaiting the production of an EPC upon this property.

Description

The property comprises a mid-terraced two storey retail property consisting of a ground floor retail area, which has been extended and is currently used as a beauty salon, including two treatment rooms, understairs storage, kitchen and WC. There are stairs providing access to two further treatment rooms, relaxation area and WC to the first floor.

The property benefits from fitted lighting, gas central heating to radiators, fire and security alarms, together with a security shutter to the shop front.

Externally, there is a single parking space to the rear of the property.

Accommodation

The property provides the following approximate accommodation which has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
Ground Floor		
Salon Area	43.09	464
Treatment Rooms & Kitchen	17.06	189
WC	-	-
First Floor		
Two Treatments Rooms & Relaxation Area	34.68	373
WC	-	-
Total Accommodation	95.37	1,026

Terms

The property is available For Sale, subject to the following terms and conditions.

Price

£110,000, subject to contract and exclusive of VAT (if applicable).

Tenure

We are advised that the premises are freehold and will be conveyed with the benefit of vacant possession upon completion.

Business Rates

We understand that the premises currently attract a 2023 rating assessment of £6,800 (Shop & Premises), source Valuation Office Agency website.

The above assessment is subject to the current Uniform Business Rate in the pound. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

The rateable value is below the Government threshold for Small Business Rate Relief and therefore an occupier may be able to claim 100% exemption from Business Rates provided that they are not claiming Small Business Rate Relief elsewhere. Further details are available from the sole agents.



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