

HUMMERSTONE & HAWKINS

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HAIRDRESSING & BEAUTY PREMISES TO LET



- HAIR BEAUTY PREMISES WITHIN A NEIGHBOURHOOD SHOPPING CENTRE.

- LEASE UNTIL 2035 / LOW RENT OF £75 PER ANNUM.

- WELL PRESENTED PUBLIC AREA OF APPROXIMATELY 500 SQUARE FEET.

- VIEWING IS ESSENTIAL / EXCELLENT OPPORTUNITY.

**70 KIMMERIDGE ROAD
MOTTINGHAM,
SE9 4EB**

LEASEHOLD

ASKING PRICE: £42,500

LOCATION:

Mottingham is a district of south east London in the London boroughs of Bromley, Greenwich and Lewisham. It is located some 9 miles south of Eltham and around 13 miles southeast of Charing Cross.

The subject property benefits from a strong trading position and forms part of a busy neighbourhood shopping centre serving the surrounding residential area. Nearby businesses include a Co-op Foodstore, Betfred, Domino's, a Lloyds Pharmacy and a number of independent and specialist retailers.

For customers there is on street parking.

DESCRIPTION:

The business that has been trading from the premises for the past 7 years has been that of a hair & beauty salon.

A modern glazed frontage incorporating a single entrance door under a signage leads in to a well presented public area of approximately 500 square feet. The area is fitted out to a high standard with currently 6 cutting stations, a reception/waiting area and three hair washing basins. To the right of the public area are two separate doors one giving access to an office (approx. 36 square feet) and the other a kitchen (55 square feet) At the rear is a door through to a passageway with access to a toilet, and treatment /store room of (6'05" x 6.0)

We understand that the property includes a rear garden and garage.

TENURE:

We have been informed that the premises are held on a sublease ending in 2035 and at a passing rental of £75 per annum. Therefore, the rent to be paid until the end of the lease in 15 years equates to around £1,125.

A rental deposit may be required subject to status.

EPC: E - 116**RATES:**

We understand that the rateable value is £8,300 per annum Interested parties are advised to make their own enquiries with Bromley council with regards receiving small business rate relief..

LEGAL FEES:

Each party are to be responsible for their own legal costs

VIEWING ARRANGEMENTS:

No direct approach may be made to the property / business. For an appointment to view, please contact the agent.

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