



ESTABLISHED LADIES HAIRDRESSER FOR SALE

- Commercial Premises with 2 Bedroom Flat and Garage
- Business For Sale
- 100% Rate Relief (STS)
- Situated in a Popular Parade of Shops
- Unallocated Parking

Interested in this property? Please contact us on 01903 792785



THE HAIRSHOP, STATION PARADE, 2 STATION ROAD, EAST PRESTON, LITTLEHAMPTON, WEST SUSSEX, BN16 3AE

Location

Station Parade is a popular secondary parade in East Preston offering a range of shops, cafes and restaurants. Located approximately 400ft from Angmering Station with regular bus services running nearby. The busy parade has a good variety of retailers including Co-op and numerous independent commercial occupiers.

Description

The Hairshop is a long established and successful business located in popular Station Parade, East Preston. The ground floor premises comprises a large double shop front and benefits from a reception area, numerous hair stations and four wash basins with ample power points. To the rear, there is a laundry area, kitchenette, WC and rear access. There is also unallocated free parking but in addition, on-street parking is close by.

The self contained flat is accessed via an external stair case and consists of two double bedrooms, lounge/diner, kitchen and bathroom.

Externally, the property benefits from a communal terrace and garage.

The flat is currently rented out at a discounted rate but can be offered with vacant possession and would suit an owner occupier.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Shop	710	65.96
Maisonette	699	64.94
Total floor area:	1409	130.9

Tenure

The property is To Let on a new lease for a term to be agreed.

Rent

The rent is currently £11,500 per annum, exclusive.

Premium

Offers are invited in the region of £50,000 for the business, fixtures and fittings.

Business Rates

The rateable value from April 2024 provided by the Valuation Office Agency is £8400. The small business rates for the financial year (2024 - 2025) is 47.1p in the £ making the rates payable approx. £3957.40. However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

EPC

The shop has an EPC rating of C - 67.
An EPC has been requested for the flat.

VAT

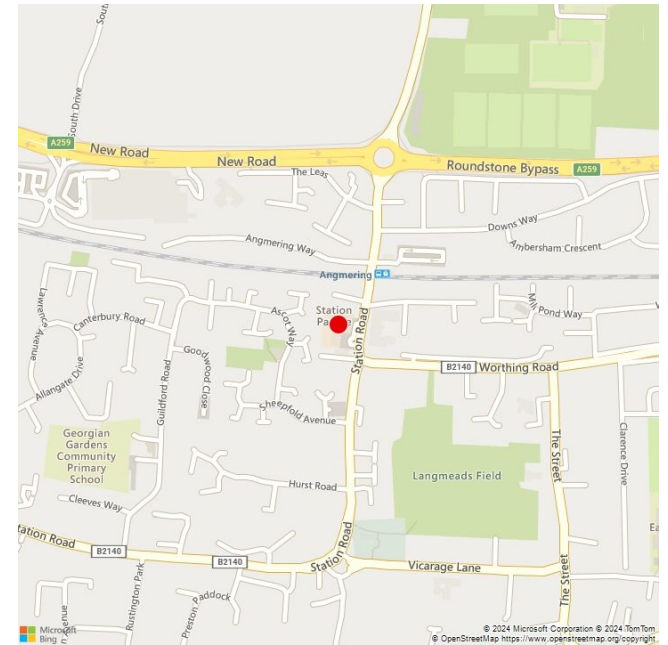
We are informed that VAT is not applicable on the terms quoted?

Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

Legal Fees

Each party is responsible for their own legal fees in this transaction.



Viewing

Strictly by appointment with Sole Agents,
Jacobs Steel.



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