butters john bee bjb



Hair Salon Within Anderton Place, Sandbach Drive, Northwich, CW9 8SQ

360 sq ft
33.47 sq m

Radius Data Exchange EC
MOST ACTIVE AGENT WINNER 2020
STAFFORDSHIRE

£3,000

Per annum

A modern well maintained ground floor hair salon located within the over 55 complex of Anderton Place. The unit would be open to the public as well as to residents and would be an ideal first time salon for mobile hairdresser or someone who currently rents a chair in a salon. The core business of hair is required but nail and beauty alongside would be considered. Incentives considered.

To view: 01782 212201
commercial@bjbmail.com

RICS

Description
A unique opportunity to take on this modern unit which is within the the prestigious Anderton Place development. The development has 58 apartments for over 55's but a tenant would be welcome to bring their own client base, and have general public into the salon. Nail and beauty uses alongside hair would be also be considered.

Location
Anderton Place is located on Sandbach Drive at Kingsmead, Northwich overlooking the River Weaver.

Accommodation
Accessed through main reception to Anderton Place
Retail : 360 sq ft (33.47 sq m) with windows to the front.

Services & Service Charge
Buildings Insurance, Gas, Electric, Water supply, fire risk assessment and water compliance are provided and covered under the service charge. Tenant will be responsible for their own COSHH (Control of substances hazardous to health) etc

Service charge for 2021 is £951.67 per annum on monthly payments of £79.31.

Planning
Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating
The VOA website advises the rateable value for 2020/21 is to be confirmed. The standard non-domestic business rates multiplier is 49.3p. The small business multiplier is 51.2p up to a rateable value of £51,000. Small Business may benefit for upto100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Tenure
Leasehold - on new terms to be agreed with a minimum term of 3 years, however a break option would be considered.

Credit Check
On agreed terms the ingoing tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Legal Costs
The landlords will cover their own legal costs for the preparation of the lease. Tenant would be responsible for their own costs.

Viewing
Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ
Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

Contact
For all enquiries other than viewings please contact;

Tamzin Eales
Email : commercial@bjbmail.com







IMPORTANT NOTICE
As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.