



## Turning Heads, 18 South Street

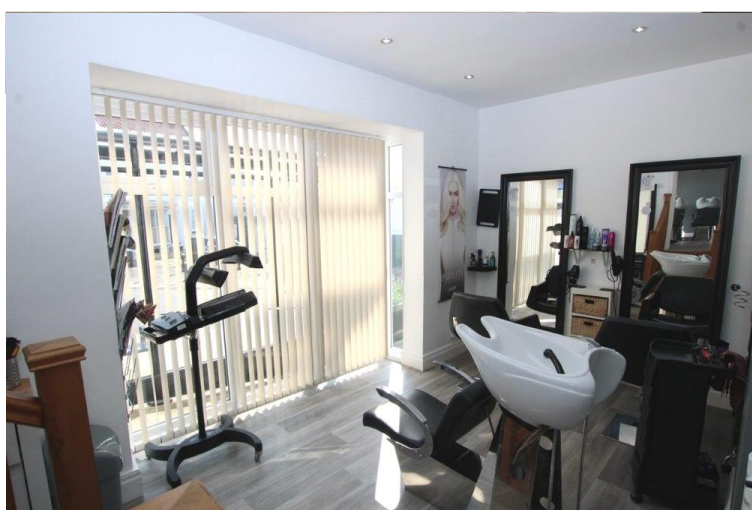
Caistor, Market Rasen, LN7 6UB

**£60,000**

### Freehold Property Retail Property

Freehold retail premises for sale, suitable for a variety of business uses, which is currently operating as hairdressers. We are pleased to offer for sale this well-presented, centrally located Hairdressing Salon comprising a Freehold Ground Floor Property beautifully equipped and trading as a hairdressing salon, being offered for sale as a 'Going Concern' to include all business fixtures & fittings. The property is located centrally within the picturesque Market Town of Caistor and offers an excellent business opportunity at a competitive asking price.



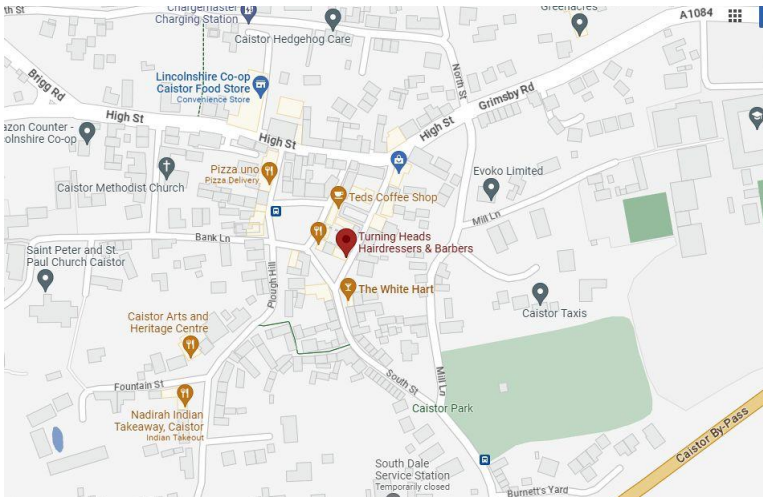


#### LOCATION

The property is located on the edge of the Market Square within the historic Georgian Town of Caistor, located approximately 10 miles north of Market Rasen and 12 miles south-west of the Port of Grimsby, both of which are accessible via the nearby A46. Caistor is a popular small town with a range of local businesses including public houses, eateries and gift shops together with a post office and supermarket.

#### DESCRIPTION

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## ACCOMMODATION

The salon is divided into two separate areas.

Salon Area 1 is 5.5m x 4m having three hairdressing stations and two backwash basins together with a reception area.

Salon Area 2 is 2.8m x 5m and has two further hairdressing stations together with a backwash basin and gives access to:

Kitchen and WC compartment (3m x 2.6m) and there is a cellar, useful for storage, located beneath Salon Area 2.

The premises are well-equipped and all business fixtures and fittings are included within the sale. A full inventory of equipment is available on request to all seriously interested parties. Similarly, further trading information regarding the business are available once interested parties have undertaken a viewing and expressed interest.

## SERVICES

Mains electricity, water and drainage are connected.

## EPC RATING – C.

## TENURE

The property is understood to be held on a Freehold basis.

## BUSINESS RATES

Rateable Value - £2,475

Small Business Multiplier (2024/2025) 49.9p in the £.

The property may qualify for small business rates relief.

Prospective buyers should make their own enquiries regarding Small Business Rates Relief but the current owner has confirmed that they pay zero Business Rates.

## VAT

VAT is not chargeable in addition to the purchase price.

## LEGAL COSTS

Each party are responsible for their own legal costs.

## VIEWINGS

By prior appointment through Mundys.

### NOTE

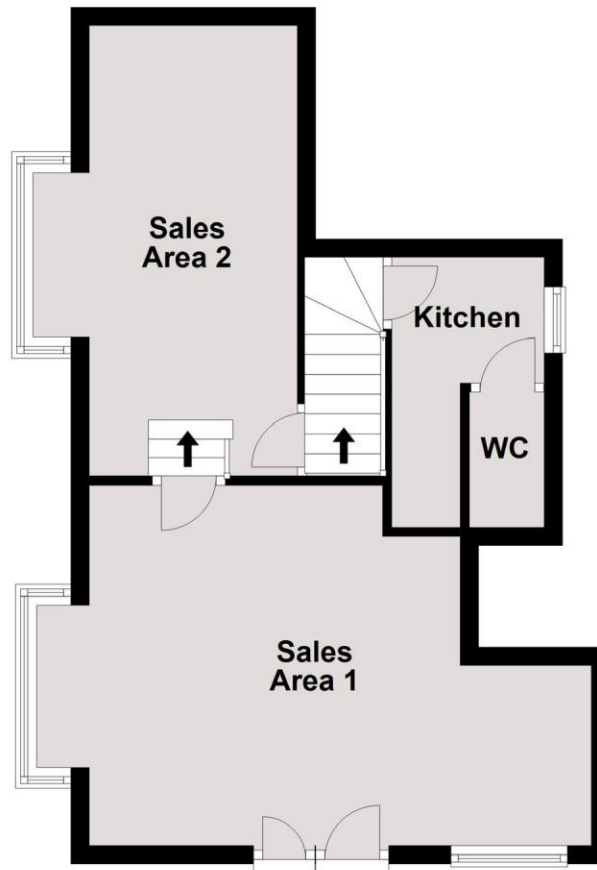
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

