

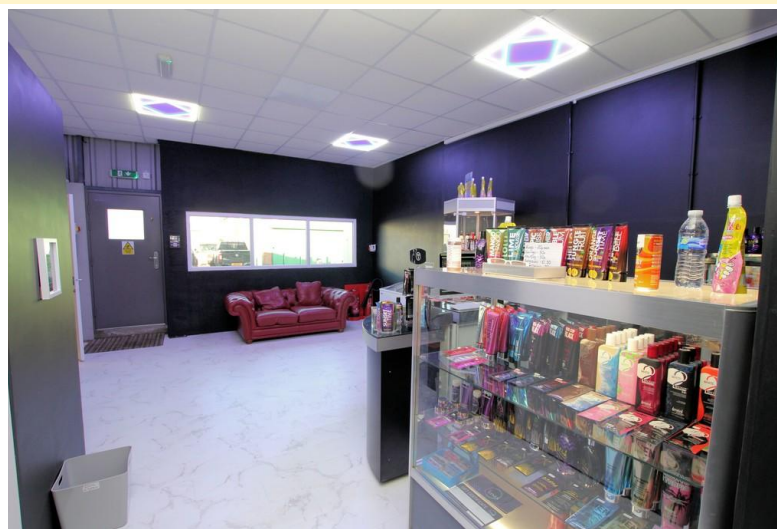


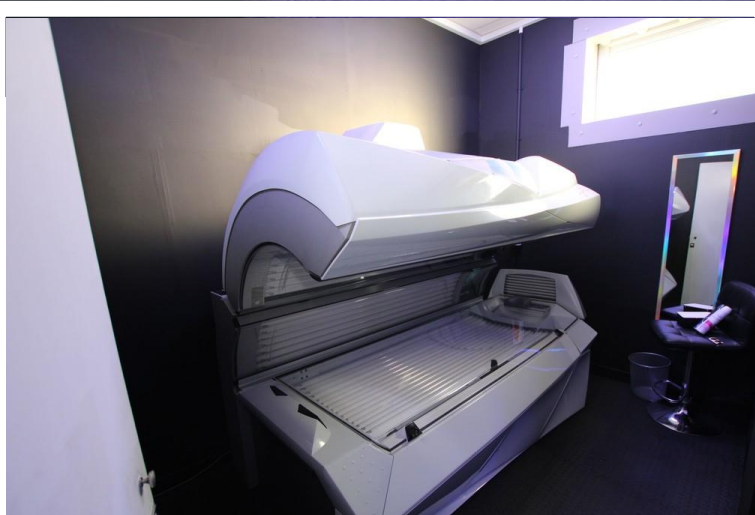
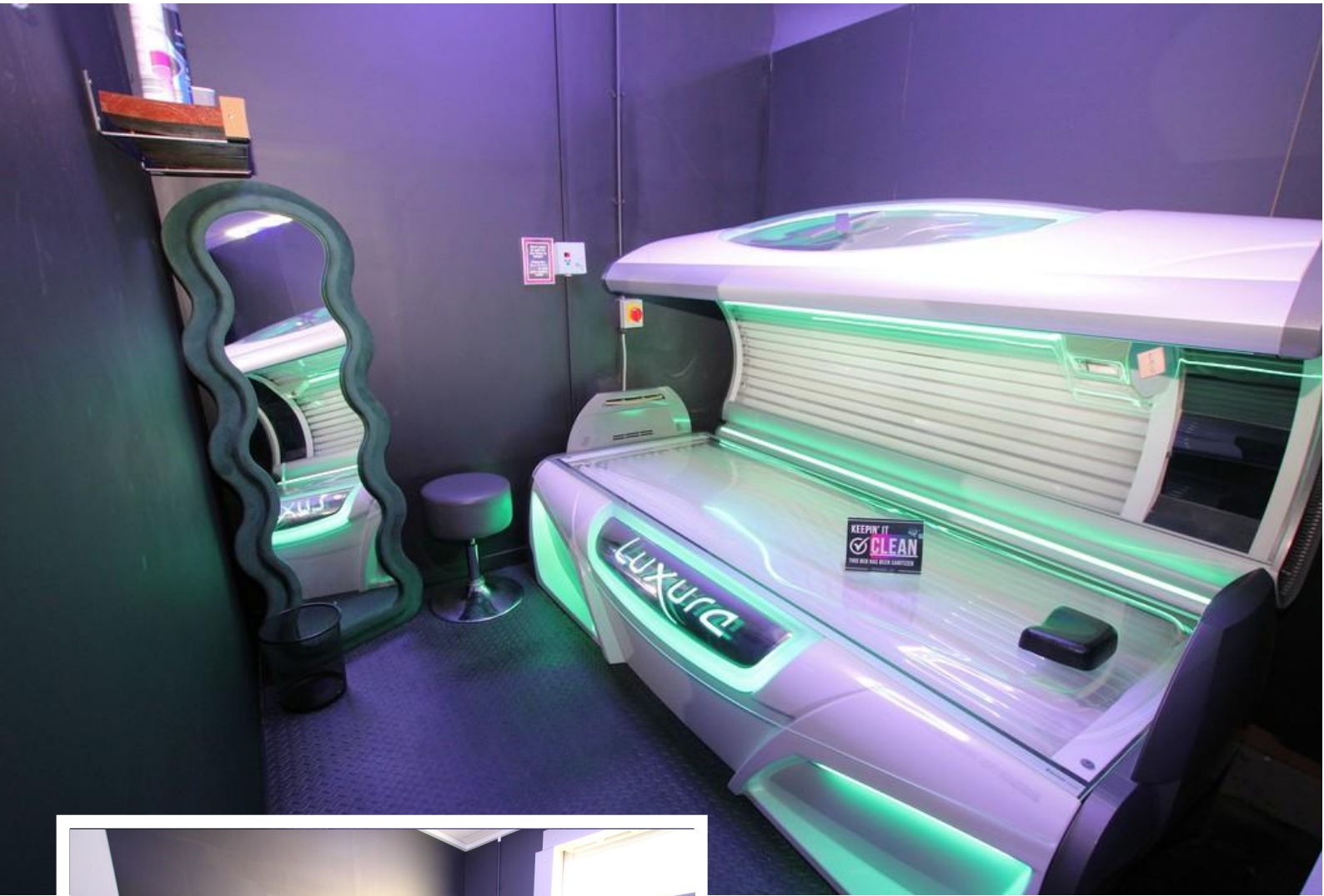
Tanning Salon Business For Sale

Bankside, 246 Newark Road, Lincoln, LN6 8RP

Price £45,000 Leasehold (Stock & Business Fixtures & Fittings Included)

This newly refurbished business unit extends to 97 sq.m (1,044 sq.ft) currently operating as a modern, fully-fitted tanning salon comprising of 8 rooms (some could be converted into beauty-treatment rooms or sub-let) with 1x Luxura V8 stand-up nearly new, 1x Ergoline lay down full Collagen bed, 1x Ergoline lay down Rainbow bulb bed, 1x Megasun laydown. The unit has the benefit of a kitchenette and disabled access compliant WC facility, together with a mechanically operated roller shutter vehicle access loading door. Externally, there are three vehicle parking spaces, together with an electric vehicle charging point. Consideration may also be given to the sale of the building and business. Contact Agent for further details.





DIRECTIONS

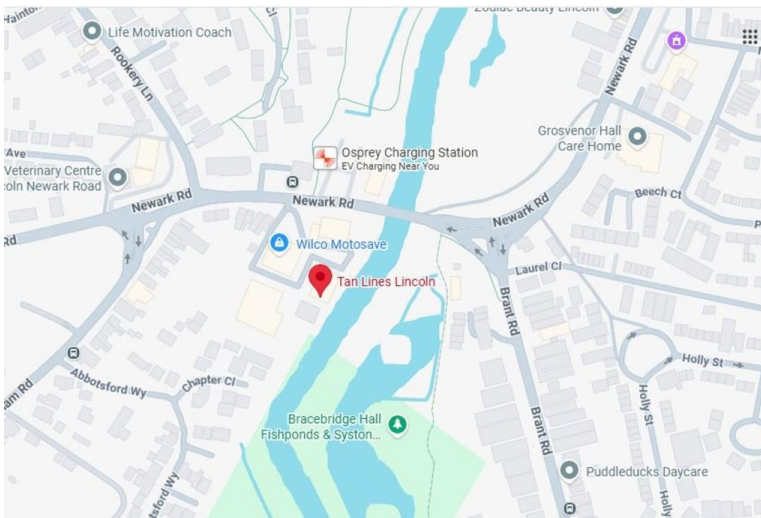
Approaching the property from Lincoln City Centre, head south over Pelham Bridge (A15) and turn right onto South Park Avenue. At the roundabout take the second exit onto Newark Road. Just beyond the Brant Road traffic light junction, the ESSO Petrol Filling Station is located on the left hand side and the property is located immediately to the rear, accessed via the slip road.

LOCATION

The property is located to the rear of the ESSO Petrol Filling Station, within a small business park development and situated approximately two miles south of the City Centre.

DESCRIPTION

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Consideration may also be given to the sale of the building and business. Contact Agent for further details.

SERVICES

The property has the benefit of mains electricity (Three Phase), water and drainage.

EPC Rating – A

TENURE & LEASE TERMS

The property is available to let for a term of years to be agreed, at an annual rent of £12,000 plus VAT, on a Full Repairing & Insuring basis and subject to three yearly rent reviews. The ingoing Tenant will be responsible for a referencing fee of £150 inc VAT per person and the preparation of the Lease. Further details are available on request. A deposit will also be payable.

BUSINESS RATES

Rateable Value - £10,250

Small Business Multiplier (2024/2025) 49.9p in the £.
The property may qualify for small business rates relief.

It may be possible to obtain Small Business Rates Relief, depending on individual circumstances.

VAT

VAT is payable in addition to the rent.

NOTE

The floor plan is for illustration purposes only.

VIEWINGS

By prior appointment through Mundys.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call in to one of our offices or visit our website for more details.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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

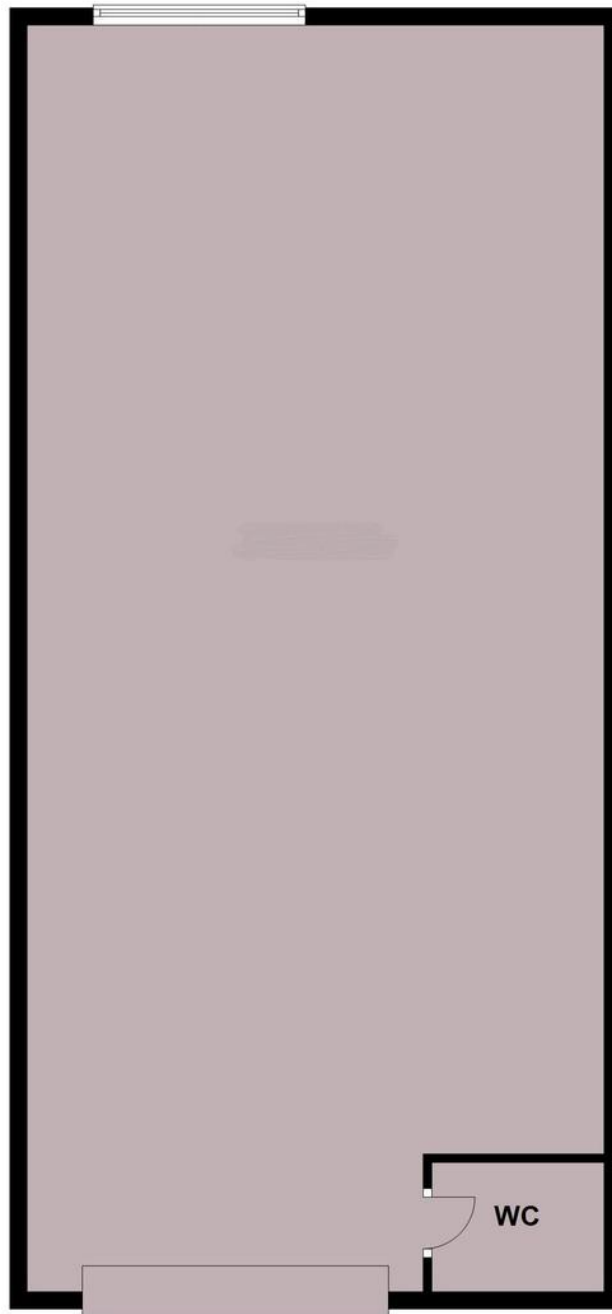
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

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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Ground Floor

Approx. 98.5 sq. metres (1060.1 sq. feet)



Total area: approx. 98.5 sq. metres (1060.1 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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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 and 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.

