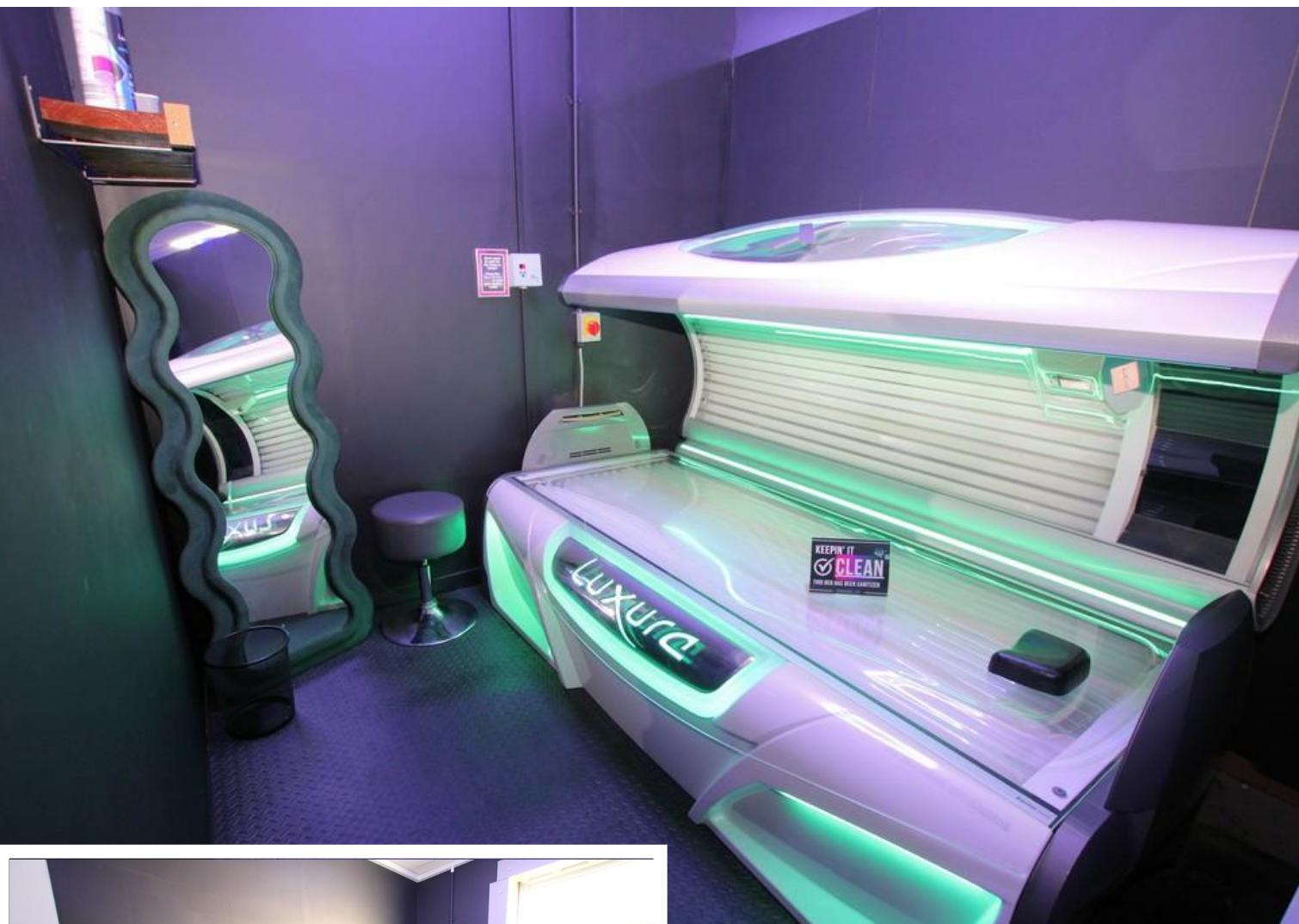


Tanning Salon Business For Sale Bankside, 246 Newark Road, Lincoln, LN6 8RP

**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

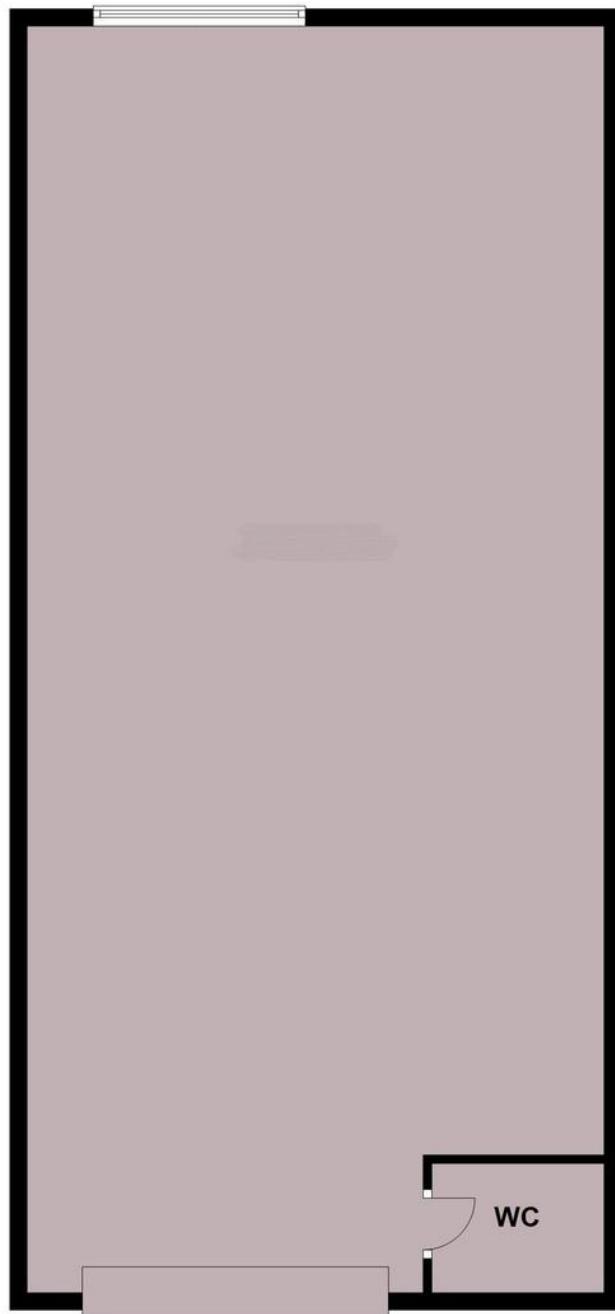
The property is located to the rear of the ESSO Petrol Filling Station, within a small business park development and situated approximately two miles south of the City Centre.

DESCRIPTION

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.

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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01522 556088

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LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

