

Mundys COMMERCIAL

Tan & Tonic Tanning Salon

Bankside, 246 Newark Road, Lincoln, LN6 8RP

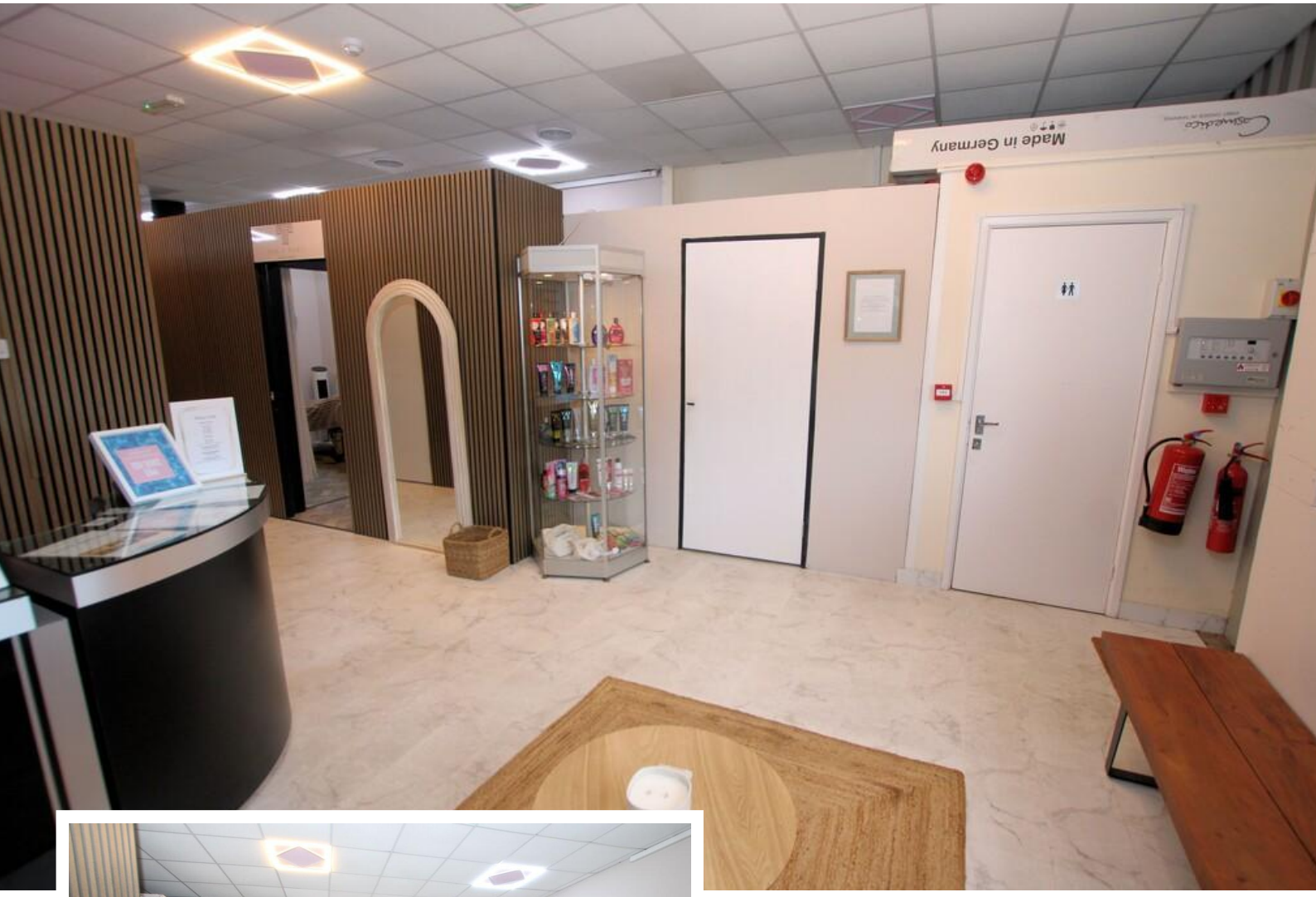
Thriving Tanning Salon Business For Sale
Price £69,500 (For the Lease & Business Fixtures & Fittings)

This recently refurbished and smartly presented tanning salon business occupies a modern business unit extending to 97 sq.m (1,044 sq.ft), which is a genuinely reluctant sale due to other expanding business commitments. The business is equipped internally to comprise a number of tanning/treatment rooms, incorporating one stand-up sunbed and four further laydown tanning units, together with additional treatment rooms, currently generating an additional income. The accommodation also includes a staff kitchen/store and disabled access compliant WC facility. Externally, the unit is located within a busy retail/commercial district, just off Newark Road, close to the junction with Brant Road and there are three vehicle parking spaces together with an electrical vehicle charging point. This property is considered to represent an excellent business opportunity. Further details are available on request.





246 Newark Road, Lincoln, LN6 8RP







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.

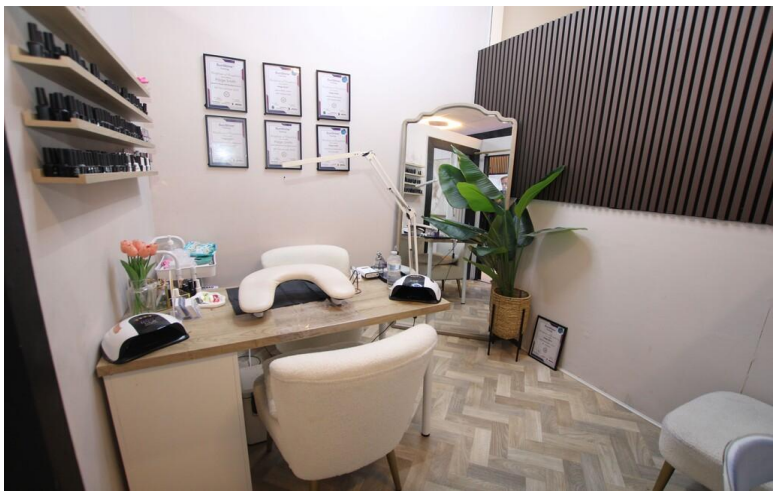
DESCRIPTION

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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 for the cost of preparing the Lease. Further details are available on request.

A deposit equivalent to three months' rent will also be payable by the ingoing Tenant.

SERVICES

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

EPC RATING – A

BUSINESS RATES

Rateable Value - £9,900

The property may benefit from the reduced 'Retail, Hospitality & Leisure' Multiplier of £38.2p in the pound (2026/2027)

VAT

VAT is payable in addition to the rent.

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 into 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 the 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 give 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.

The Property Ombudsman