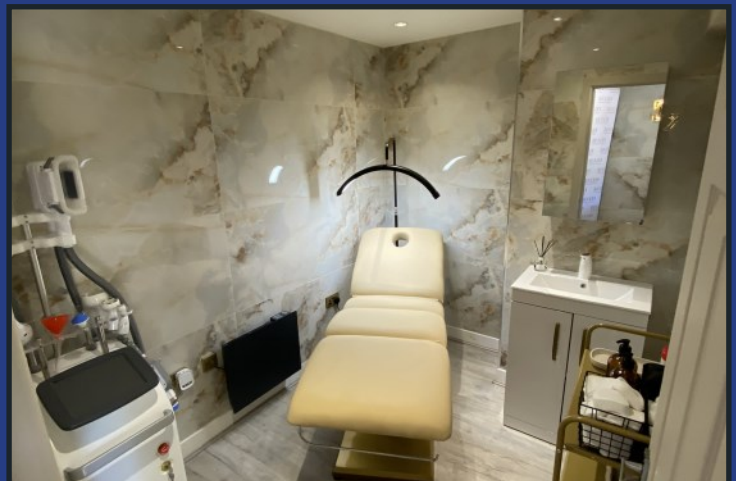


HIGH END BEAUTY SALON TO LET SUBLEASE AVAILABLE



24 Queen Street, Horbury, Wakefield, WF4 6LP

- 210 sq ft / 20 sq m
- Two treatment rooms
- Ready for immediate occupation
- Stunning recent refurbishment
- Located in popular village
- Excellent car parking



DESCRIPTION

This is a superb recently refurbished beauty salon which is only available due to the current owners change in circumstances. The salon offers two treatment areas along with kitchen and Wc facilities. The fixtures and fittings which are to be included within the sale will allow for an almost turn key operation, allowing a new owner to begin trading very quickly.

LOCATION

Situated on Queen Street which is widely regarded as one of the main retail areas in this very popular town, close to all the local amenities, being situated between a busy post office and Horbury Dental Practice.



ACCOMODATION

Front treatment area - 14ft x 7ft 4in

Rear treatment area - 9ft x 7ft

Plus kitchen and Wc area

Gross area - 15ft x 14ft = 210 sq ft

LEASE

The premises are available by way of a sublease which will include Full Repairing and Insuring provisions.

RENTAL

£6,600 per annum

FIXTURES AND FITTINGS

A full inventory will be available at the time of viewing for £5,000.

RATES

We understand from the VOA website that the property has a rateable value of £3,150 from 1st April 2023. The rates payable is calculated by applying the current small business rates multiplier of 49.9 p. Interested parties are advised to confirm the above figures with the local authority.

SMALL BUSINESS RATES RELIEF

Subject to eligibility businesses occupying a property with a rateable value of £12000 and below will receive 100% relief between £12000 and £15000 they will receive tapered relief. For more information please contact the local authority on 01977 727121.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

The landlord has not elected to register this property for VAT.

VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Lee Carnley or Emily Rogerson will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

EPC

This property is currently awaiting an EPC assessment.



GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
- All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were updated March 2023 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.