

# FORMER HAIR SALON IDEAL FOR A VARIETY OF USES TO LET



148 Nell Gap Lane, Overton, Wakefield, WF4 4QU

- 314 sq ft / 29 sq m
- May suit clinic/therapy type use
- Five work stations & two wash basins
- Rear salon ideal for a beauty use
- Car parking for two vehicles
- Rear area with artificial lawn



DESCRIPTION

This former hair salon would prove ideal for a similar use or alternatively, anyone seeking accommodation for a clinic/therapy type use. The accommodation is divided into two parts with a salon to the front and a former beauty/nail bar to the rear.

A small kitchenette and toilet facilities are also provided for. To the rear, there is a fully enclosed garden.

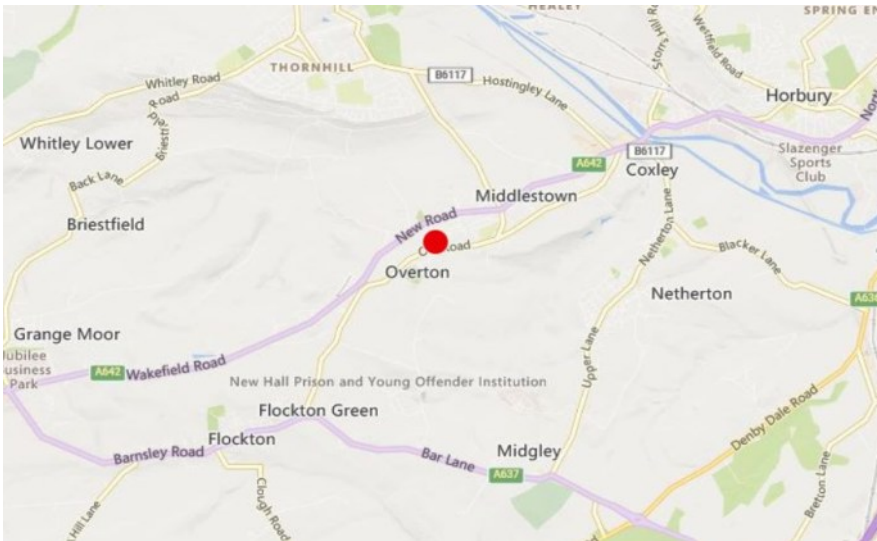
LOCATION

The premises are situated in the heart of this much loved village yet just a short drive from the main A642 Wakefield to Huddersfield Road, close to the National Mining Museum.

ACCOMODATION

Salon area - 21ft 2in x 9ft 10in = 208 sq ft  
Kitchen area - 4ft x 4ft = 16 sq ft  
Rear beauty room - 10ft x 9ft = 90 sq ft

**Total area = 314 sq ft Plus Wc facilities**



SUMMARY

|                             |                                                                                         |
|-----------------------------|-----------------------------------------------------------------------------------------|
| RENT                        | £6,500                                                                                  |
| LEASE                       | Full Repairing and Insuring.                                                            |
| RATEABLE VALUE              | £1,850                                                                                  |
| SMALL BUSINESS RATES RELIEF | Applicable.<br>For more information please contact the local authority on 01977 727121. |
| VAT                         | Not applicable.                                                                         |
| LEGAL FEES                  | Each party is responsible for their own legal costs.                                    |
| EPC                         | Awaiting assessment.                                                                    |

VIEWINGS & FURTHER ENQUIRIES



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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 September 2024 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.