

Sales Particulars



Vacant Hairdressing/Beauty Salon

Trinant, Gwent Ref: MS 497



Price

Leasehold: Rent £300 per month

Business: A vacant shop that is available for rent as a hairdressers, beauty salon or nail bar

Location: Located in a small shopping centre in a large village with a good catchment area and no local competition.

Premises:



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80, Windsor Village, Port Talbot SA12 7EY Tel: 0333 1234 311

Email: enquiries@arrowproperty.co.uk

C B Archer trading as Arrow Business Sales

A ground floor lock-up shop comprising of approx. 51 sq. metres of open space including an area used as a kitchen with a small cupboard used for storage and the electricity metre. The shop has a suspended ceiling with integral lighting, smoke alarms and laminated wood flooring. At the rear of the shop is a small area leading to a toilet and disabled toilet. There is access out to the rear of the shop.

The shop is equipped with a front roller shutter and is alarmed.

Tenure:

Leasehold

Rent: £300 per month

Term: 3 years extendable

Rates: nil under the small business rate relief scheme





Viewing: To ensure that your viewing arrangements are trouble free and our client can arrange to have the necessary time to show you around and answer your questions, please telephone this office on **0333 1234 311** let us know when you would like to visit and we will make the arrangement.

Offers: All offers are for the leasehold, fixtures and fittings and should be made to this office

Finance: If you need help or advice please let us know and we will put you in touch with our Finance Department specialising in helping fund purchase of these types of businesses.

Disclaimer: Please Note: The notes contained herein are for the intended general guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any other details are given without responsibility on the part of Arrow Business Sales or their vendor client and any intending purchasers should not rely on them as statements or representatives of facts. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer or otherwise. Arrow Business sales do not make or give any warranty whatsoever in relation to the businesses and/or the property described herein.



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