

FOR SALE

(INVESTMENT)



THE HAIR COMPANY
13 WOLVERHAMPTON ROAD
CODSALL
WOLVERHAMPTON
WEST MIDLANDS
WV8 1PT

❖ **RETAIL INVESTMENT**
❖ **OF INTEREST TO THE SMALLER INVESTOR**

LOCATION

The property is located just off 'The Square' in the village of Codsall, located approximately 9 miles northwest of Wolverhampton City Centre, and within easy travelling distance of the M54 motorway to the north. The property is in a retail area with other shops nearby including Dry Cleaners, Florists etc. There is short stay car parking to the front of the shops in The Square, and long stay free car parking immediately adjacent to the subject property.

DESCRIPTION

The property comprises a single storey building of brick construction being extended and having pitched tiled roof, double glazed windows being fitted out to a high specification as a Hair Salon.

Regulated by RICS

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.....Cont'd.



AREA
SQ.FT. **SQ.M.**

HAIR SALON

320 29.8

Being well fitted out having tiled solid floor, 2 back wash basins and other fixtures and fittings associated with the hair salon business. The property has emulsioned plastered walls and ceiling, bullseye spot lights.



KITCHEN/TEA MAKING AREA

42 3.9

Having L shaped counter, stainless steel single drainer sink unit.

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	<u>AREA</u>	
	<u>SQ.FT.</u>	<u>SQ.M.</u>
<u>STORE ROOM</u>	37	3.4
<u>STAFF/MESS ROOM</u>	<u>43</u>	<u>3.9</u>
With stainless steel single drainer sink unit and return worktop counter, hot water cylinder tank.		
<u>TOILET (off)</u>		
Having low level W.C. and pedestal wash hand basin.		
<u>Nett Internal Area</u>	<u>442 Sq.Ft.</u>	<u>41.0 Sq.M.</u>

Externally

The property occupies 100% site coverage and benefits from free local parking immediately adjacent.

2017 RATEABLE VALUE

According to the VOA website the 2017 Rateable Value is £9,700.

LEASE TERMS

On completion of the purchase, a new lease will be granted to Miss. K.T. Morgan as a Business Tenancy within the Landlord & Tenant Act 1954 (Part II) for a term of 10 years with rent review at the 5th year of the term (upwards only) on full repairing and insuring terms. There will be a tenant only break clause at the end of the 3rd year of the term subject to the tenant giving 6 months prior notice in writing. Initial rent for years 1-5 of the lease £10,000.00 per annum (exclusive of rates and other outgoings).

LEGAL COSTS

Each party to pay their own respective legal costs incurred in the transaction.

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SERVICES

Mains drainage, water, electricity are available and connected to the property.

FIXTURES & FITTINGS

All items mentioned in the nature of fixtures and fittings referred to in these particulars are included within the disposal, all other items being expressly excluded.

ENERGY PERFORMANCE CERTIFICATE Attached.

PURCHASE PRICE

£175,000.00 (One Hundred & Seventy Five Thousand Pounds) Subject to Contract.

V.A.T.

We are informed VAT is not applicable in this transaction.

VIEWING By strict appointment only with the Sole Agent :-

John Emms Commercial

Tel : 01384-257284

Email: john@johnemmscommercial.co.uk

Website: www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT

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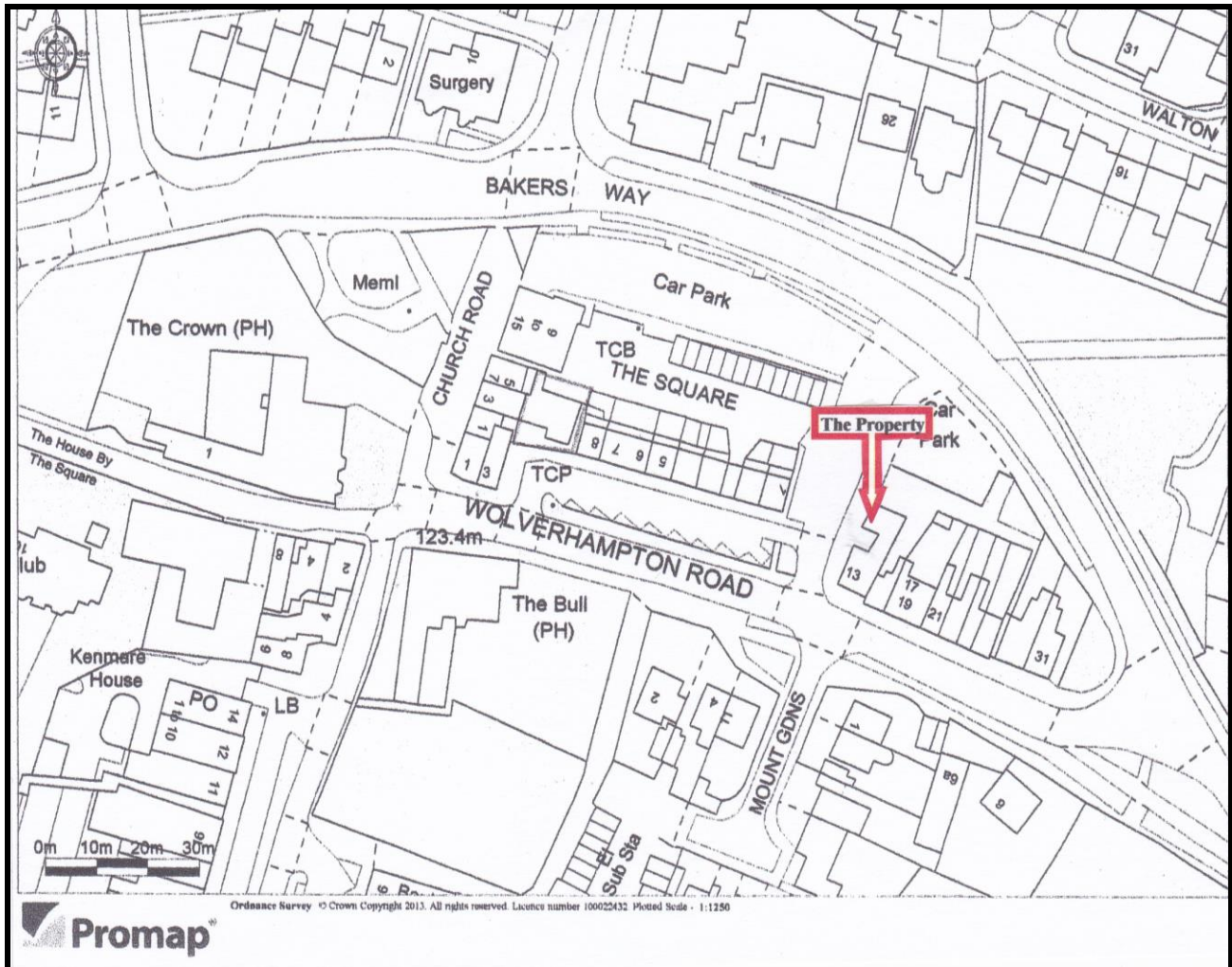


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