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Hair Salon With 1st Floor Treatment Rooms Lease & Business For Sale **URBAN RETREAT** **12 CROFT ROAD, CROWBOROUGH TN6 1DL**



LOCATION

Situated almost opposite the entrance to the Waitrose shoppers car park on Croft Road and next to the former Mister Smith Interiors. Close by are Crowborough Social Club and Leppards Butchers.

ACCOMMODATION

The premises comprise a detached building with ground floor hair salon having 1st floor rooms above suitable as treatment rooms and with permission to sublet. In more detail the premises are arranged as follows:

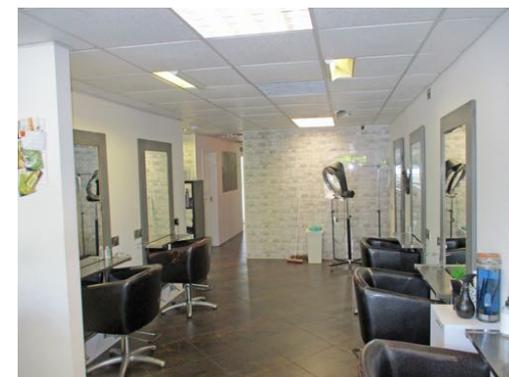
Shop/salon

Depth 28'9" (8.8m)
Width 19'9" (6.0m)
568 sq ft (52.8 sq m)

Tiled floor, suspended ceiling, strip lighting + 12 cutting points.

Corridor, with door to outside + door to lobby with stairs to 1st floor:
leading to:

Backwash area



9'9" x 8'3" (3.0m x 2.5m)
80 sq ft (7.4 sq m)

3 backwash basins, tiled floor + strip lights.

Doors to:

Cloakroom

with low level w.c., wall-mounted hand basin + extractor fan.

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2. 12 Croft Road, Crowborough

Colour room 6' x 4'6" (1.8m x 1.4m) **27 sq ft (2.5 sq m)**
Stainless steel sink unit, washing machine, dryer, strip lighting + various shelving & storage space.

Archway to:

Kitchenette 7'9" x 5'9" (2.4m x 1.8m) **45 sq ft (4.2 sq m)**
Worktops, stainless steel sink units with instant boiler water tap + Worcester on-wall gas boiler.

Overall ground floor area 720 sq ft (66.9 sq m)

1st Floor

Large landing

5'9" x 14' (1.8m x 4.3m)

81 sq ft (7.5 sq m)

Carpet, double glazed window + radiators.

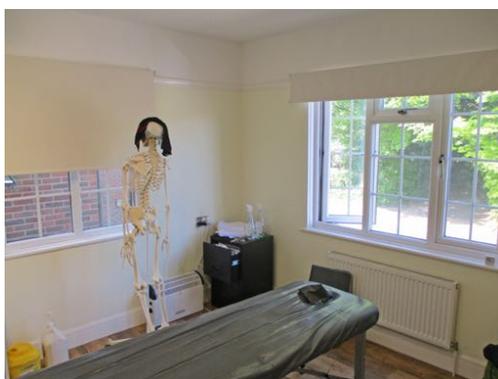
Currently used as waiting area.

Room 1 - front

12'6" x 8'9" (3.8m x 2.7m)

109 sq ft (10.1 sq m)

Carpeted, double glazed windows + track spot lighting.



Room 2 - front

12' 6" x 12' (3.8m x 3.7m)

150 sq ft (13.9 sq m)

Vinyl flooring, corner sink unit + twin aspect double glazed windows.

Room 3 - rear

9'6" x 12'6" (2.9m x 3.8m)

119 sq ft (11.1 sq m)

Carpet, spotlights + double glazed window.

Cloakroom with low level w.c., shower cubicle, tiled floor + inset lighting.

Kitchenette Max. dimensions 4' x 4' (1.2m x 1.2.) **17 sq ft (1.6 sq m)**

N.b. The 1st floor is separately metered for electricity and with its own gas boiler + well decorated throughout with new carpets.

Total 1st floor area 476 sq ft (44.2 sq m)

Total Overall Area 1,196 sq ft (111.1 sq m)

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The Property
Ombudsman

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Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

3. 12 Croft Road, Crowborough



Outside To the rear is a gravelled area with space for 3 plus vehicles.

LEASE The premises are held on a lease from 26th February 2020 expiring 31st March 2030 with a review on 31st March 2025 and 31st March 2030.

RENT £18,000 per annum exclusive of rates.

RATES Local Authority: Wealden
SBR: (22/23): 49.9p
Rateable value : £12,750

N.b. Eligible businesses occupying a property with a rateable value of less than £15,000 may be entitled to small business rate relief with properties having a rateable value of £12,000 or less paying no rates. Further details may be found at www.gov.uk/apply-for-business-rate-relief.

BUSINESS The premises have traded as a hair salon for a number of years. The business is run by the Owner (not as a stylist) + 5 employees + 2 self-employed stylists. There is also additional income from sub-letting the rooms upstairs. Thus Room 2 is currently let to an osteopath and Room 3 to a Councillor. Accounts information can be made available to seriously interested parties

PRICE A price of £36,000 is sought for the business to include the benefit of the existing lease + goodwill, fixtures & fittings.

VAT Under the Finance Act 1989 VAT may be chargeable on the rental/price. It is recommended that a prospective tenant/purchaser should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

SERVICES The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

VIEWING Strictly by prior appointment with agents, **Lawson Commercial**.



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