



chartered surveyors
and property consultants



The Beauty Bar • Durgates • Wadhurst • East Sussex TN5 6DE
Retail / Beauty Salon - For Sale - 737 sq ft (68.47 sq m)

COMMERCIAL

Location

Wadhurst is a village situated approximately 5 miles South East from Tunbridge Wells. The train station is around 1 mile from the property and has a direct service to London with a travel time of approximately 1 hour. The property is in a prominent position, directly fronting the B2099, which leads directly to Wadhurst High Street. This is a predominately residential area

Description

The property has been operating as a beauty salon and comprises a reception / waiting area; leading to main shop / treatment area; through to two smaller treatment rooms; and a tanning room; and at the rear a further treatment room; and a WC. The treatment rooms have demountable walls and so the building has potential for open plan areas. At the rear there is a back door out to a small outside area.

There is a forecourt immediately to the front of the property to park a car.

The property is suitable for a wide range of alternative uses (subject to consent), and we consider there is potential to change the use to residential. Proposed plans are available on request.

NB – The existing tenant is prepared to discuss the sale of her business to include all fixtures and fittings (otherwise these are not included as part of the sale of the property).

Floor Area

The overall gross internal floor area is **737 sq ft** (68.47 sq m)

Tenure

Freehold with vacant possession

Guide Price

£225,000

Business Rates

Rateable Value of £8900 – Small Business Rates Relief will apply – subject to certain qualifying factors.

Viewing Arrangements

Strictly by appointment and accompanied.

Interested parties should not visit the property without an appointment as the existing tenant continues to trade from the premises.

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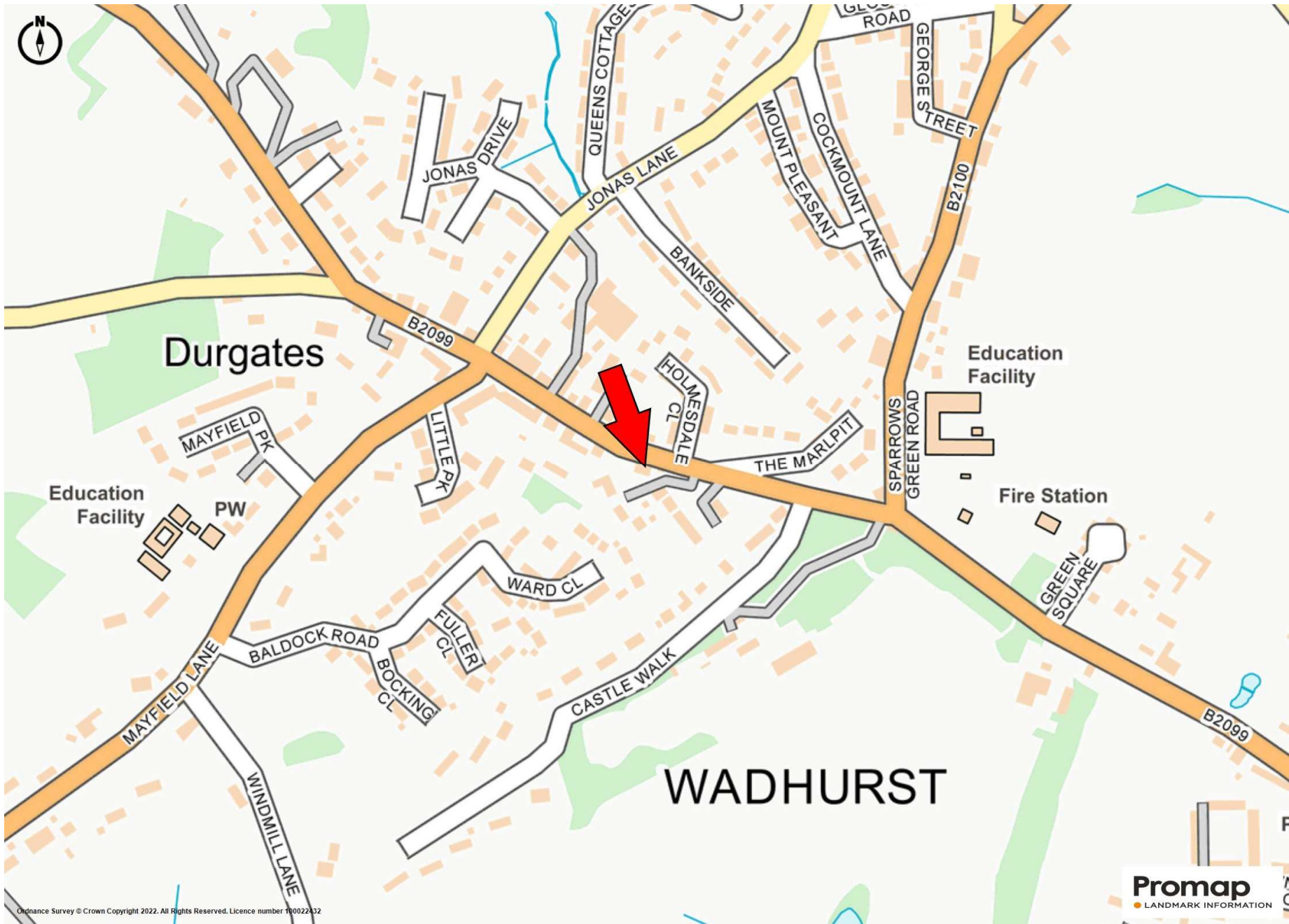
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Disclaimer Description



