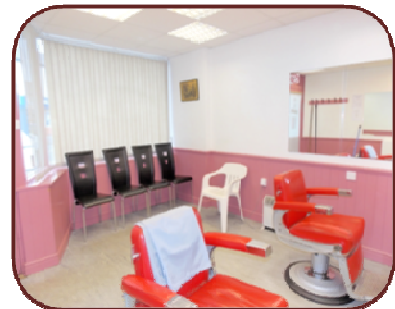




Edlington Lane, Edlington, Doncaster

Ref: 575



SYBS are pleased to offer for sale this vacant retail unit, which was previously used as a unisex hair salon. The premise would suit a variety of uses including salon, general retail, offices, nail bar etc (subject to usual permissions) and would be an excellent investment property.

Price: £34,950

Location

The premise is situated to the south west of Doncaster Town Centre in the densely populated area of Edlington. Edlington itself offers a variety of community shopping with a major supermarket and numerous other food, household and clothing shops.

Description

SYBS are pleased to offer for sale this single storey, lock up shop unit previously used as unisex hair salon, but would suit for a variety of uses, subject to the appropriate planning approval. There is a car park to front of the unit for 2 vehicles.

Accommodation:

The property is entered via a single entrance door with large display window and an externally shutter to the front.

Main Sales area – 6.70m x 3.73m

This is currently utilised as a unisex hairdressers with 4 cutting and 1 hair wash station and seated waiting area. Suspended ceiling with integrated lighting.

Kitchen Area – 1.72m x 1.14m

Small kitchen area with stainless steel sink unit and wall unit with door leading to single w.c. facility.

Business Rates

According to the information obtained from our client, no business rates are payable at this time.

Tenure - Freehold

Price £34,950

Finance

At your request we can put you in touch with an Independent Business / Finance Adviser in order to review any intended purchase. A free one-hour review has been secured for all clients of SYBS, call to book your appointment.

**LOCK UP
PREMISE**

**OFF STREET
PARKING**

**MAIN ROAD
LOCATION**

**SUITABLE FOR A
VARIETY OF
USES**

Finance

At your request we can put you in touch with an Independent Financial Advisor in order to review any intended purchase.



Seating area



Cutting stations



Styling stations



Kitchen area

The Property Mis-description Act 1991: 1) The mention of any appliance/service within these sales particulars does not imply they are in full working order. It is the responsibility of any prospective purchaser to satisfy themselves prior to completion that all the appliances/services are in full and safe working order. 2) All measurements, areas and distances are approximate only and should not be relied upon. A prospective purchaser should seek further clarification of any details that are of particular importance to them. 3) Extracts from the Ordnance Survey (if used) are only to identify the site mentioned in the sales particulars. The surrounding areas may have changed since it was produced and therefore may not be an accurate reflection of the area around the properties boundaries. 4) Details regarding rating and Town and Country planning matters have been obtained on a verbal basis from the appropriate Local Authority. Unless stated, we have not examined copies of planning consents. We would recommend that interested parties contact the relevant local authority to confirm any information. Misrepresentation—SYBS gives notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of SYBS has authority to make or give any representation or warranty in relation to the property.