Church Town

St. Cleer

Liskeard

PL14 5DJ

Asking Price £150,000

- GREAT BUSINESS OPPORTUNITY
- POTENTIAL TO EXPAND THE BUSINESS
- CENTRAL VILLAGE POSITION
- POSSIBILITY FOR NAIL BAR / EYEBROWS
- CHARCTER BUILDING
- KITCHEN
- ESTABLISHED BUSINESS
- LOCAL CLIENTS

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Tenure - Freehold

Council Tax Band - Exempt

Floor Area - 236.00 sq ft

Property

A great opportunity to purchase a successful business and freehold building in the heart of this thriving and pretty moorland village. The hair saloon has been run successfully by the present owner for many years with approximately 200 local and loyal clients and benefits from established trading accounts, and also has the potential to diversify and further expand and develop.
The saloon has four stations, two sink basins, counter area and kitchen, staff room and WC. The Saloon is a great place with exposed stone walls and large windows to the front elevation
There is the possibility to create a mezzanine floor.

Location

This is a great central location in the heart of this moorland village with a wide catchment area, which hosts a variety of small business, pub, school, church and local shop. Liskeard is but four miles away and has a large selection of major shops, schools and business..

Saloon

19'6" x 9'1" (5.95m x 2.78m)
Upvc front door, two double glazed windows to front elevation, stone faced wall, two sinks, four work stations, reception area. and pitched ceilings, all creating a great atmosphere.

Kitchen/Staff room

9'7" x 6'4" (2.94m x 1.95m)
Kitchen area with sink unit, cupboard, immersion tank and window to side..

Separate WC

Low level WC and wash basin.

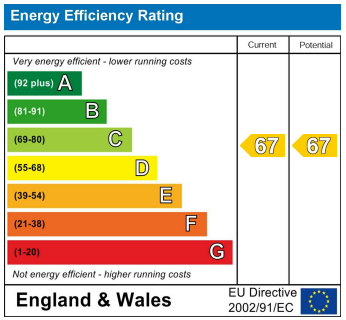
Services

Mains Water, electricity. drainage.
Small business' rate relief.
Freehold

Agents Note

Accounts can be be made available after viewing.
EPC 'D'

Vanity Hair



Directions To Property

On entering St Cleer from the Liskeard direction, go into the village, turn left towards Tremar, ad the saloon will be found on the left, just up from the Public House.

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Valuation Request

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