



**10 Church Street CONISBROUGH  
Doncaster DN12 3HR**

**FORMER HAIRDRESSERS  
FOR SALE**



- Well-presented hairdressing salon
- Virtually ready to move in
- Prominent location
- Next to car park
- Long leasehold
- Air conditioning
- Total 36.1 m2 (388 ft2)

**REDUCED TO £64,950**

FROM £72,500 ON 18 January 2018

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41 Nether Hall Road | Doncaster | DN1 2PG

Registered in England No. 07062547

**01302 36 86 86**

[www.cravenwildsmith.co.uk](http://www.cravenwildsmith.co.uk)



**Description & Accommodation**

The property comprises a single storey lock up shop comprising the "L" shaped salon with kitchen and toilet off, it was last used as a hairdressing salon.

The salon has air conditioning, spot lighting, tongue and groove style flooring to the majority with tiled floor to the wash area, UPVC Windows to two elevations and a corner door each with a security shutters.

The equipment includes 4 cutting points each with chair, mirror, shelf, spot light etc. 2 washing points with water heater.

The kitchen has a base units with sink and washing machine points and wall cupboard

**NOTE: No services or equipment has been tested.**

Description	m2	ft2
Salon	29.9	321
Kitchen	4.4	47
Toilet		
<b>TOTAL</b>	<b>36.1</b>	<b>338</b>

**Location**

The property is in an excellent location, close to the centre of the town and adjacent to a car park. The location is shown on the plans below.

**Business Rates**

The adopted rateable value in the 2017 list is £2,650. This information was obtained from an inspection of the VOA website in May 2017.

**Performance Certificate (EPC):**

The property has an energy performance asset rating of 186 putting it in band G. A copy of the certificate and recommendations report is available on request.

**Terms:**

The property is held on a long lease from the local authority.

**Offer Procedure:**

To make an offer on this property, simply contact our office. To advise our clients we will need to establish your ability to proceed which may include financial qualification by an Independent Referencing Company.

**Money Laundering:**

Money Laundering Regulations require Craven Wildsmith to formally identify parties to a transaction. All parties will be required to provide proof

**Viewing**

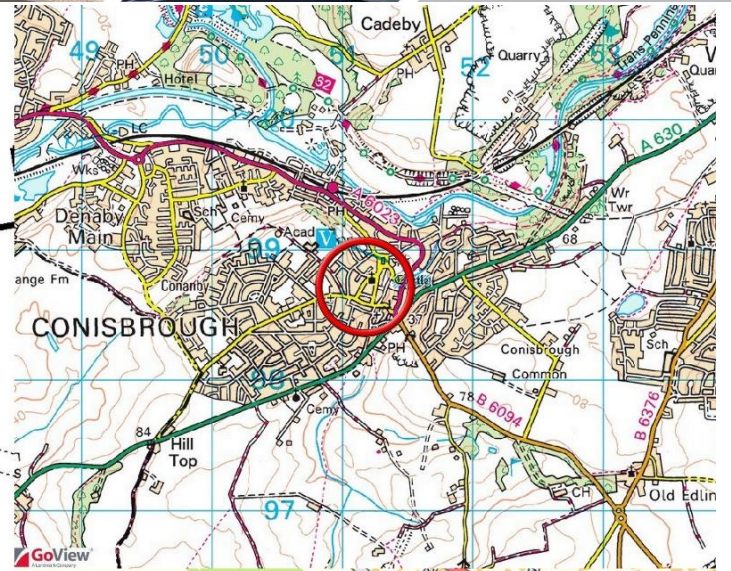
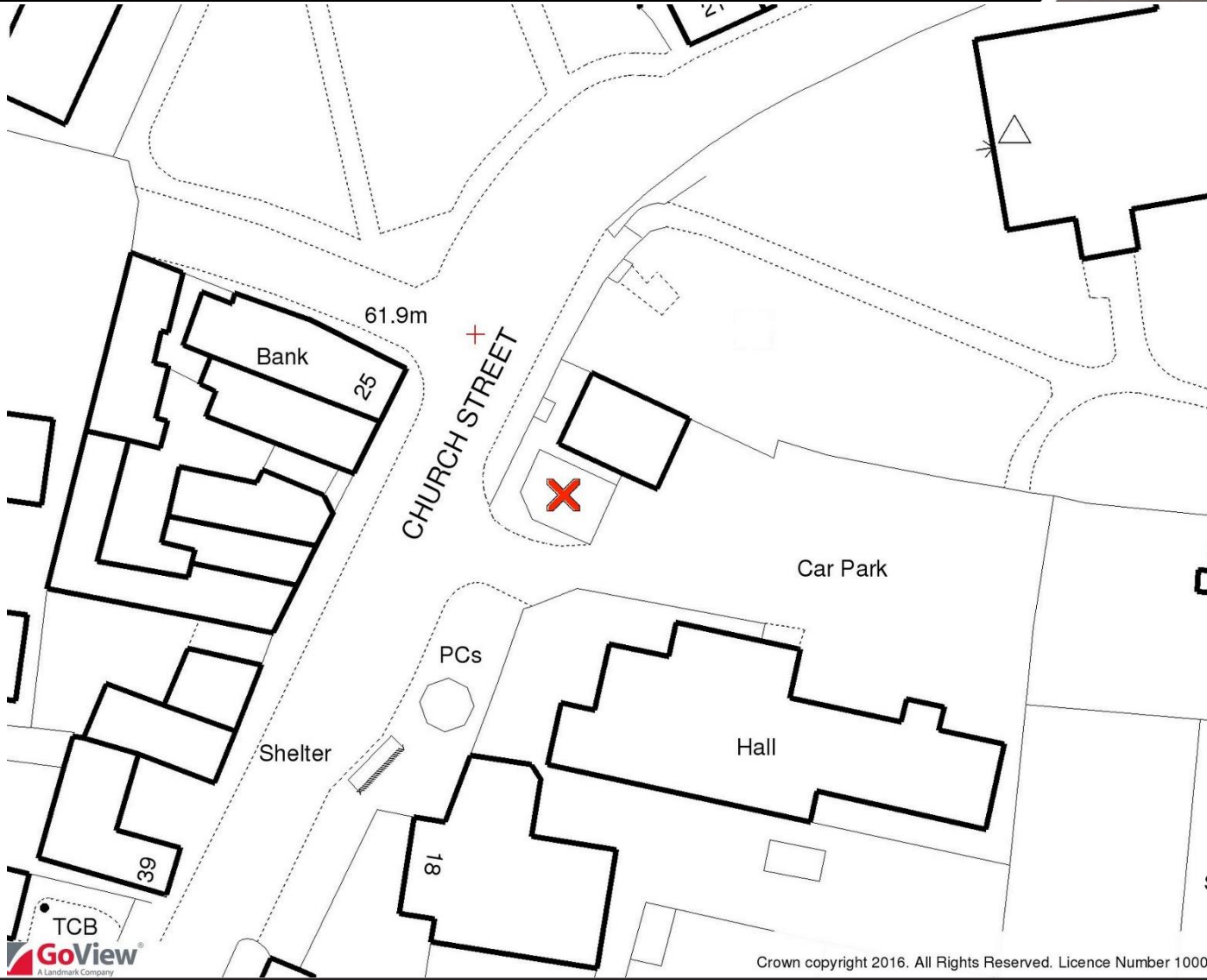
For viewings & further information contact: Craven Wildsmith on: **01302 36 86 86**  
E-mail: [neal@cravenwildsmith.co.uk](mailto:neal@cravenwildsmith.co.uk)



**cravenwildsmith**  
Residential & Commercial Property Professionals



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## HOW WE CAN HELP YOU.

Craven Wildsmith advise both Landlords and tenants. We can do everything from finding a property to selling it and everything between. Are you **looking for a property** to occupy or as an investment, we have a **property finding service** for residential and commercial properties for both occupation and investment.

Once you have found the property you need to determine if it is the right one. We offer pre purchase or pre tenancy advice including **surveys, valuations and reports on condition**. **Tenants need to take advice before signing a lease; it can save £100,000s' at the end of the lease.**

**Do you have a property or portfolio to MANAGE?** Craven Wildsmith specialise in the letting and management of all types of RESIDENTIAL & COMMERCIAL property. During the term of the lease many types of issues arise including rent reviews, landlord and tenant disputes, dis-repair, rent payment difficulties etc. At the end of a lease we can help with renewal of the lease to the existing tenant or vacation of the property including dealing with any dilapidation (disrepair) or other outstanding issues. We can then **SELL OR LET the property as Craven Wildsmith** – we specialise in the sale and letting of most types of commercial property.

## Even if you are not buying or renting from Craven Wildsmith call us on 01302 36 86 86 to discuss how we can help you.

**Disclaimer –Craven Wildsmith, any joint agents and their clients give notice that:**

1. The information contained in these particulars is made without the responsibility and do not constitute the whole or any part of an offer or contract.
2. Any description, image, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission or approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title deeds or any other information set out in these particulars or otherwise provided shall not be relied on as statement or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
3. No employee of Craven Wildsmith has any authority to make or give any representation or warranty rising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospect purchase or letting including in respect of any resale potential or value at all.
4. Price or rent maybe subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
5. Except in respect of death or personal injury caused by the negligence of Craven Wildsmith or its employees or agents, Craven Wildsmith will not be liability, whether in negligence or otherwise howsoever for any loss from the use of these particulars or any information provided in respect of the property safe to the extent that any statement or information has been made or given fraudulently by Craven Wildsmith.
6. In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists impression or architects drawings or specification or scope of works or amenities, infrastructure or services, or information concerning views, character or appearance and timing concerning availability or occupation and the prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Craven Wildsmith shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.