



NEWSON & BUCK
ESTATE AGENTS



50 Right Angles, Loke Road, King's Lynn, Norfolk PE30 2AB £170,000

Newson & Buck present for sale a well established Hair Salon that has all the right angles! With over 40 years experience the current vendors are hanging up their scissors and ready to hand the keys over to the next owner looking to start their own journey! The property comprises of the main salon with kitchen and downstairs w/c. Upstairs the property provides two double bedrooms and a family bathroom. These rooms could be used for further business development. The property further benefits from gas central heating, double glazing and rear courtyard. A full range of amenities can be found within walking distance including a main line rail link into Cambridge and London King's Cross. The property is primed and ready for someone to take the salon on as their own or to take back to an original residential property.

Entrance

Double glazed door leading to

Salon

15' 01" x 23' 09" (4.60m x 7.24m) Range of salon stations, multiple sinks, panelled walls, tiled floor, double glazed window to rear, door leading to upstairs, door leading to

Kitchen

6' 08" x 7' 09" (2.03m x 2.36m) Range of wall and base cabinet units, space for fridge freezer, space for washing machine, worktops, steel sink, door leading to

Downstairs WC

4' 0" x 3' 5" (1.22m x 1.04m) Double glazed window to rear, low level flush w/c, basin.

Courtyard

Gated Acces

Landing

5' 01" x 12' 4" (1.55m x 3.76m) Carpeted, storage cupboard, doors leading to

Bathroom

6' 08" x 7' 08" (2.03m x 2.34m) Double glazed window to rear, carpeted, three piece suit comprising of bath, low level flush toilet, hand basin, boiler.

Bedroom 1

15' 01" x 10' 05" (4.60m x 3.17m) Carpeted, two double glazed windows to front, radiator

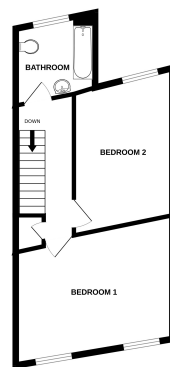
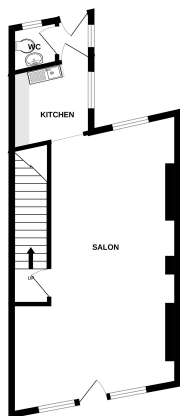
Bedroom 2

10' 02" x 11' 11" (3.10m x 3.63m) Carpeted, double glazed window to rear



GROUND FLOOR
427 sq ft (39.7 sq m) approx.

1ST FLOOR
384 sq ft (35.5 sq m) approx.



TOTAL FLOOR AREA: 811 sq ft (75.2 sq m) approx.
NOTE: THESE ARE APPROXIMATE FIGURES AND SHOULD BE USED AS A GUIDE ONLY. THE ACTUAL FLOOR AREA MAY VARY SLIGHTLY FROM THESE FIGURES. THE ACTUAL FLOOR AREA WILL BE DETERMINED BY A SURVEYOR AT THE TIME OF THE SALE. THE ACTUAL FLOOR AREA WILL BE DETERMINED BY A SURVEYOR AT THE TIME OF THE SALE.