

PRIME BEAUTY SALON / OFFICES

TO LET



114A HAGLEY ROAD OLDSWINFORD DY8 1QU

**WALTON**  
&  
**HIPKISS**

KIDDERMINSTER

01562 519 777

STOURBRIDGE

01384 392 371

HAGLEY

01562 886 688

LOCATION

The property is situated in an extremely prominent location on the cross at Oldswinford close to Tesco Express, Local Shops, car parking and Stourbridge Junction Train Station. The Property has frontage to both Hagley Road and Heath Lane.

DESCRIPTION

The property is a fully self contained Hairdressers Salon on the first floor in a commanding location in the centre of Oldswinford. Car parking is available both on street and in the close by public car park off Heath Street.

ACCOMMODATION

The accommodation is fully fitted for immediate occupation and is subdivided into a reception area (with reception counter and fittings), treatment room (with two back wash units), wait-

ing area, Salon and Kitchen with toilet. The unit is electrically heated.

The premises are fully fitted for immediate use.

|                |               |
|----------------|---------------|
| Reception      | 10'4" x 5'2"  |
| Waiting Area   |               |
| Treatment Room | 10'0" x 8'3"  |
| Salon          | 12'2" x 13'0" |
| Kitchen/Store  | 7'0" x 4'0"   |

|              |                             |
|--------------|-----------------------------|
| <b>Total</b> | <b>322 sq ft (87.1 sqm)</b> |
|--------------|-----------------------------|

PLANNING

Prospective Tenants are advised to satisfy themselves regarding current or intended uses of the property with the local planning Authority -

Dudley Metropolitan Borough Council

Council House

Priory Road

Dudley DY1 1HF

01384 81 81 81 or www.dudley.gov.uk

SERVICES

We understand all main services are connected. The landlord will insure the building (not contents) and recoup the annual premium from the tenant.

LEASE TERMS

Flexible leases are available from 3 years - with the tenant contribution towards the upkeep of the property and buildings insurance.

RENTALS

A rental of £800 per calendar month exclusive is required.

LEGAL COSTS

Each party will be responsible for all

VAT

VAT is not payable on the rent.

VIEWING

Strictly by appointment with the Agents on 01384 392 371.

ther terms

VAT

VAT maybe levied on the purchase price / rentals or other outgoings

Services

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

References

The successful purchaser will need to provide either a satisfactory bank reference and / or two trade references for approval.

Money Laundering

The successful tenant will be required to submit proof of identity, in accordance with money laundering regulations.

