

Main Street,
Keyingham, HU12 9RE

FOR SALE

Fully fitted hair salon

Ground floor salon
c.25 sq m (269 sq ft)

First floor WC, kitchen, store &
treatment room c.25 sq m (269 sq ft)

Fronting Main Street (A1033) at the
junction with Station Road

Freehold with full vacant
possession on completion

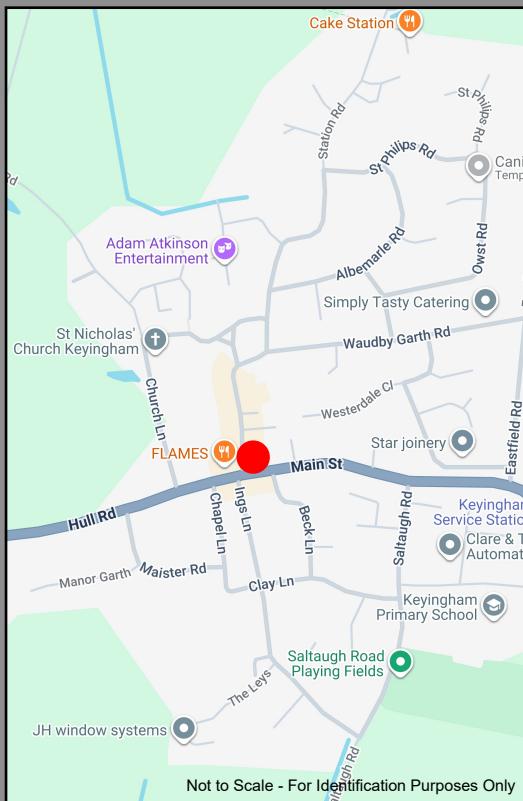
Guide Price £99,000
to include all trade fixtures & fittings



Scotts
01482 325634

Main Street,
Keyingham, HU12 9RE

FOR SALE



LOCATION/DESCRIPTION

The property is situated on the north side of Main Street at its junction with Station Road in the village of Keyingham c.12 miles to the east of Hull city centre in the Holderness area of the East Riding of Yorkshire. The village has a population of c.2,500 (Census 2021).

The corner property is of traditional brick construction built to two-storey height under a pitched pantile clad roof providing a ground floor salon with ancillary accommodation at first floor level. The property is well presented with uPVC double glazing, a hardwood double glazed shop front, electric heating, CCTV and alarm.

The salon is offered on a fully equipped basis offering 4 cutting and 2 wash stations. The vendor will provide an inventory of trade fixtures & fittings for annexation to the Contract of Sale.

ACCOMMODATION

The ground floor has an internal width 5.4m (19' 9") x overall depth 4.7m (15' 5") – area 25 sq m (269 sq ft)

Open stairs lead to the first floor area which mirrors the ground floor providing a landing, WC, store, kitchen, additional room for further services and also a small office.

RATEABLE VALUE

The property is described as 'Hairdressing Salon & Premises' at £3,300 RV (2026 Rating List). Under current legislation, a qualifying small business will benefit from full business rate relief.

DISPOSAL TERMS

The freehold is available with full vacant possession and all trade fixtures & fittings at £99,000.

LEGAL COSTS

Each party will be responsible for its own legal costs incurred.

ENERGY PERFORMANCE RATING: To be confirmed

FURTHER INFORMATION AND TO VIEW

Contact Chris Mason chris@scotts-property.co.uk 07850 002496

Offices: Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN CS.7253

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

Scotts
01482 325634
www.scotts-property.co.uk