

# FREEHOLD BUSINESS PREMISES



Salon 2, Heath Court  
Hook Norton, OX15 5EG

Business trading  
for over 17 years



**01295 983 333**  
[wild-property.co.uk](http://wild-property.co.uk)

## HOOK NORTON

Hook Norton is a beautiful and thriving village in North Oxfordshire close to Chipping Norton and Banbury. Its population is approaching 2,500 with additional growth in the pipeline. The village has a strong sense of community and is home to a variety of different businesses including the famous Hook Norton Brewery.

The property is situated within a lovely courtyard development dating from the early 2000's including a range of apartments with shops on the ground floor. There is plenty of parking for customers.

The property itself has been a salon since it was built and successfully run by the same owner for over 17 years.



## THE OPPORTUNITY

We are offering both freehold of the ground floor shop and goodwill of the hair salon business including all fixtures and fittings. This opportunity suits a business person looking to own their own property and operate a salon business.

## THE PROPERTY

The property is a ground floor hair salon including an accessible WC and a kitchenette. The property and services have been well maintained. There are two parking bays included. It comprises the following net floor area: 27.40 sq m / 295 sq ft

## THE BUSINESS

Salon 2 has been trading for over 17 years. The owner will retire and will pass on the benefit of her goodwill, customer base, the fixtures, fittings and staff. The owner will not be setting up business elsewhere and will be able to provide all required assurances to this affect. A full inventory setting out all fixtures and fittings is available.

## BUSINESS RATES

The Rateable Value is £4,000. Small Business Rates Relief is available, meaning a qualifying business would not pay any rates.

## SERVICE CHARGE

There is a modest charge of £100 p.a. levied for the upkeep of the communal areas of Heath Court.

## PRICE

The price for the freehold interest in the shop, the two parking spaces and for the goodwill of the business with fixtures and fittings is £140,000. The sale will attract VAT.

## FREEHOLD

The purchaser would own a share of the freehold of the ground floor shop and the first floor flat and the purchaser would then also be the beneficiary of the residue of a 999 year leasehold interest in the shop and parking spaces initially granted in 2012. The flat has been sold off on a long lease to another party.

## FURTHER INFORMATION

Is available from Neil Wild or Kelly Harries

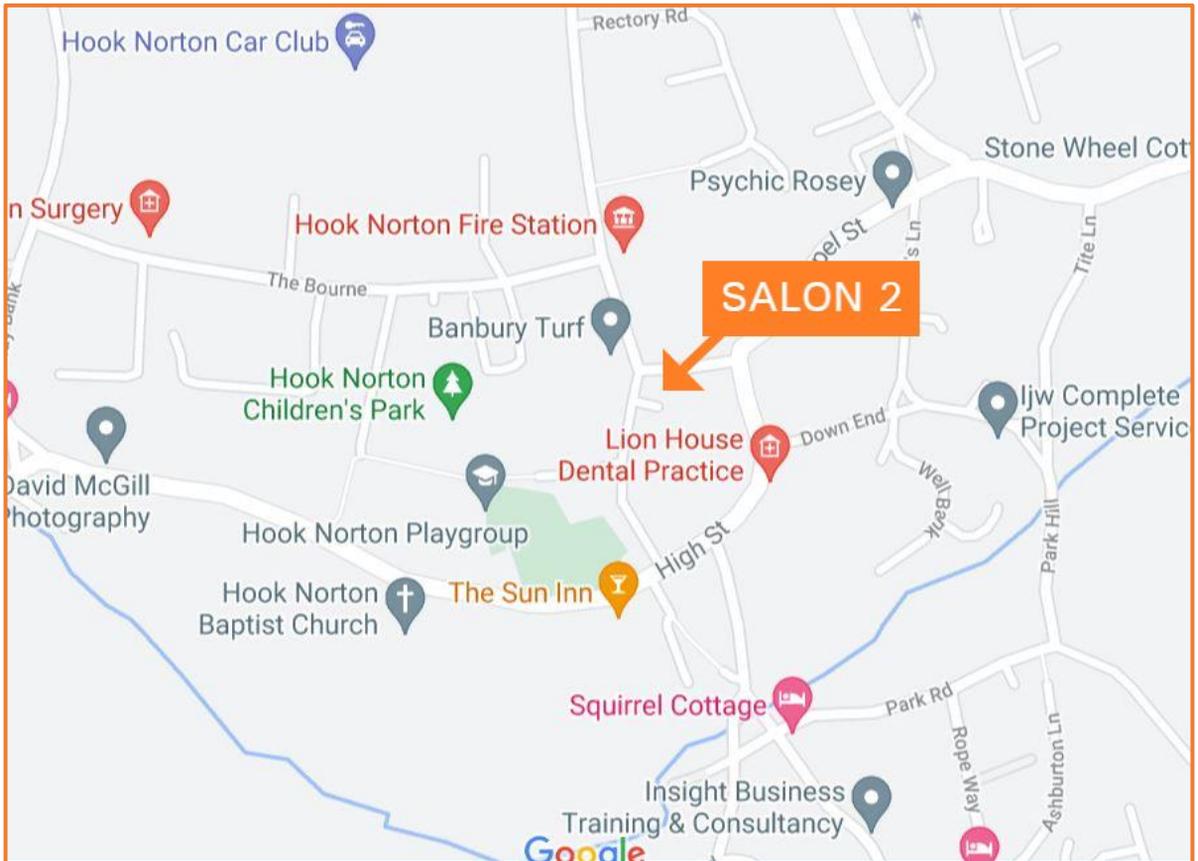
Tel: 01295 983 333  
M: 07801 164034  
E: [neil@wild-property.co.uk](mailto:neil@wild-property.co.uk)  
[kelly@wild-property.co.uk](mailto:kelly@wild-property.co.uk)  
[www.wild-property.co.uk](http://www.wild-property.co.uk)

## ENERGY PERFORMANCE CERTIFICATE

2 Heath Court Queen Street Hook Norton BANBURY OX15 5EG	Energy rating <b>E</b>
Valid until <b>26 March 2022</b>	Certificate number <b>0270-6912-0312-1910-9074</b>

## VIEWINGS

Viewings must be carried out by arrangement. We would encourage anyone interested in viewing the property to first discuss their requirement with us to ensure the property is likely to be suitable. We urge you not to discuss the sale direct with the business owner.



## IMPORTANT INFORMATION

Wild Property Consultancy gives notice to anyone who may read these particulars as follows; 1. These particulars are prepared for the guidance of prospective purchasers / lessees. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein is given in good faith but should not be relied upon as being a statement of representation or fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good order. 4. The photographs show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. 5. Any areas, measurements or distances referred to are approximate only. 6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that a necessary planning, building regulations or other consent has been obtained and these matters must be verified by any intending purchaser/ lessee. 7. Descriptions of a property are inevitably subjective and the descriptions contained therein are used in good faith as an opinion and not by way of statement or fact. 8. We have not checked any of the services or facilities.