NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

FOR SALE

Lock up shop (former Hairdressing salon)

at

29 Withermoor Road
Winton
Bournemouth
BH9 2NT

- Prominent corner location at junction with Kemp Road
- 100 yards from prime Winton shops
- Single storey shop unit of approx. 356 sq ft
- Over 24' street frontage
- Former hairdressing salon
- Freehold Price - £89,950
- No rates payable (subject to status)







01202 556491
www.nettleshipsawyer.co.uk

Heliting House, 35 Richmond Hill, Bournemouth, BH2 6HT

NB Offered for sale due to the owner's retirement, this established hair salon remains trading, with a chair currently rented to a working hairdresser.

The sale offers more than the property alone, with existing trade and goodwill providing an opportunity for a purchaser wishing to continue operating as a salon. There is an established clientele, some of whom may wish to remain with the salon under new ownership.

LOCATION

The property is situated in a highly visible corner location at the junction with Kemp Road and only approx. 100 yards from the centre of Winton's bustling retail centre and very close to the Lidl car park.

Winton provides a densely populated immediate vicinity and the affluent area of Talbot Woods, together with Redhill are within easy walking distance.

ACCOMMODATION

Ground Floor

Shop

Internal Width	23'4" max
	15'2" min
Depth	16'5" max
	8'8" min
Net floor Area	226 sq ft

Rear Salon/ Stockroom

Inc. kitchenette	105 sq ft

Cloakroom/WC

TENURE

The premises are available FOR SALE freehold at a price of £89,950

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value: £5,300 (From 1st April 2026)

Small business rate relief will apply, (subject to status)

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C (58)

The full EPC and recommendations report are available on request.

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through sole agents:-

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THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILILTIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.









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