



## 18 Jubilee Terrace, Maryport, CA15 8AG

**£99,950**

GREAT BUSINESS OPPORTUNITY WITH ACCOMMODATION!!!!

The sale of this property coincides with the opportunity to purchase a thriving hairdressing business which has been part of life in Maryport for over 30 years. The present owner has a high volume of retained customers, providing an extremely profitable business.

To further the business opportunity there is a beautifully presented self-contained one bedroom apartment on the upper two floors featuring an open plan living area with spacious lounge and archway through to a contemporary kitchen with cream finished units, stone effect laminate worktops and integrated appliances. This is currently let.

Externally there is a useful customer toilet and storage area together with an enclosed courtyard.

The apartment is suitable for owner living....or as a very successful letting investment, as it has been over many years.

## HAIRDRESSING BUSINESS

The business is located on the ground floor including a spacious fully fitted salon with three stylists chairs together with a range of wash basins, drying hoods and reception seating. The space is arranged as follows:-

### Modern Salon

28'6" x 13'10" (8.69 x 4.22)

Understairs storage cupboard.

### Kitchen

14'3" x 7'9" (4.34 x 2.36)

Range of pine finished units with worktop surfaces over, ceramic tiled floor, radiator, central heating boiler.

## APARTMENT

### Lounge

18'4" x 13'10" (5.59 x 4.22)

Ornamental fireplace surround with fitted electric fire, archway to:

### Kitchen

9'9" x 7'8" (2.97 x 2.34)

Attractively finished with cream units and stone effect laminate worktop surfaces over, integrated appliances including built under oven, four ring hob and extractor hood over, ceramic tile splashback surrounds.

### Bathroom

Contemporary white and chrome finished suite including built in shower, vanity style wash hand basin with cupboard beneath, low level wc, electric towel rail/room heater.

### Bedroom One

18'9" x 12'7" (5.72 x 3.84)

Built in cupboard.

## EXTERNAL CUSTOMER TOILET SUITE

Wash hand basin, wc, tiled floor.

## EXTERNAL

Enclosed courtyard.

## BUSINESS INFORMATION

Further information concerning the hairdressing business is available. Please contact the Cockermouth office to discuss further.

## DIRECTIONS

Upon entering Maryport from the Cockermouth direction turn left at the main traffic lights into Curzon Street. continue for approximately half a mile and shortly after passing over the bridge, Jubilee Terrace is situated on the left hand side.

## COUNCIL TAX

We have been advised by Allerdale Borough Council (01900 702702) that the apartment is placed in Tax Band A.

## NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977.

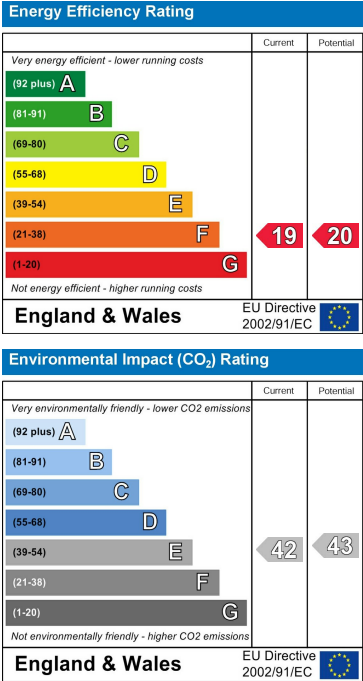
## COVID-19 VIEWING GUIDELINES

Covid restrictions have been reduced in recent months but we are still conscious that we, and prospective purchasers/tenants, are entering our clients' homes. With this in mind, we would ask that masks are still worn wherever possible. We would also ask that you notify us, prior to any appointment, if you are displaying any symptoms of Covid 19 so that the appointment can be re-arranged.

Floor Plan

Area Map

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.