

TO LET Beauty Salon Main Street, Tysoe, CV35 0SE



TO LET BEAUTY SALON
Three rooms totalling 340 sq ft
£6,500 per annum

Subject to Contract

July 2025

Viewing via agents: **BANKIER SLOAN**

Sugarswell Business Park, Shenington, Banbury, Oxon OX15 6HW

Tel: Banbury 01295 688384, Mobile: 07831 338111

Email: reception@centre-p.co.uk, www.centre-p.co.uk

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Accommodation: This ground floor property formerly operated by New Look Salon has become available due to the relocation of the former business. Our clients would welcome a new beauty salon operator or a business that is complimentary to the existing hair salon on the first floor. We will not consider a business operating under taking either ladies or gents hairdressing.

Tenure: A new 3 year lease is available to an in-going tenant at a proposed rent of £6,500 (six thousand, five hundred pounds) per annum.

Service charge: In addition to the rent the in-going tenant will be expected to contribute a service charge based on 5% of the rent. This being a contribution towards the maintenance of the structure of the building.

Insurance: The tenant will be asked to contribute £300 per annum to the annual property insurance premium. The tenant will be expected to insure their own goods.

Rates Payable: These premises have a rateable below £12,000 and therefore, if this is an occupiers only commercial property, no rates will be payable for the financial year 2025 / 2026 under the government's Small Business Rates Relief Scheme. https://www.centre-p.co.uk/Small_Business_Rates_Relief_2025_2026.pdf

Administration Fees: An in-going tenant will be expected to contribute £250 + VAT as a contribution to the preparation of a lease agreement.

Viewing: By appointment with sole agents BANKIER SLOAN.

Location: The premises are located opposite the shop and Post Office in the centre of the village of Tysoe with parking available on the main road.

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PHOTO GALLERY



**Beauty Salon
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