

Ibiza Sun, 50C High Street, Forres, IV36 1PF



We are delighted to offer this well established Tanning, Beauty & Nail Bar Salon located in a prime location off Forres High Street.

RECEPTION

TREATMENT ROOM

NAIL BAR

**TANNING ROOMS (incorporating
4 Luxura by Hapro Tanning
Booths)**

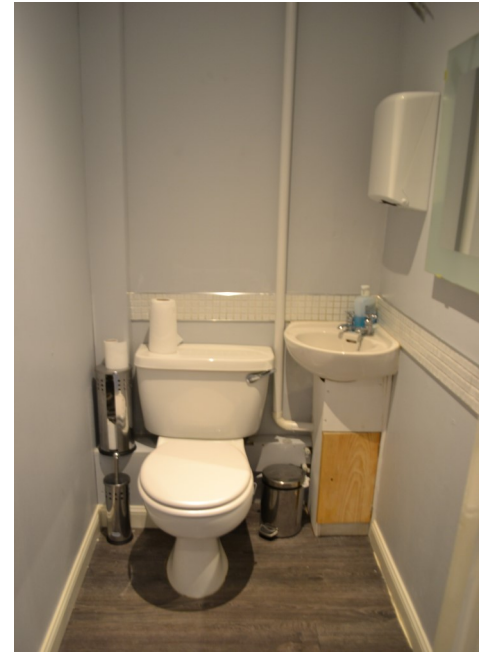
EXCELLENT DECORATIVE ORDER

PRIME LOCATION

EPC RATING G

F981

Offers In the
Region of
£125,000/
Lease option

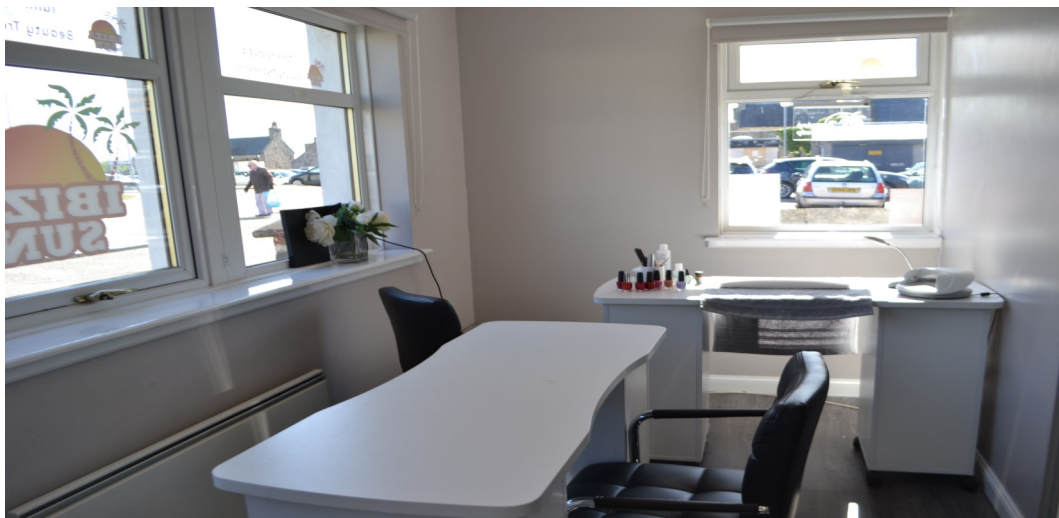


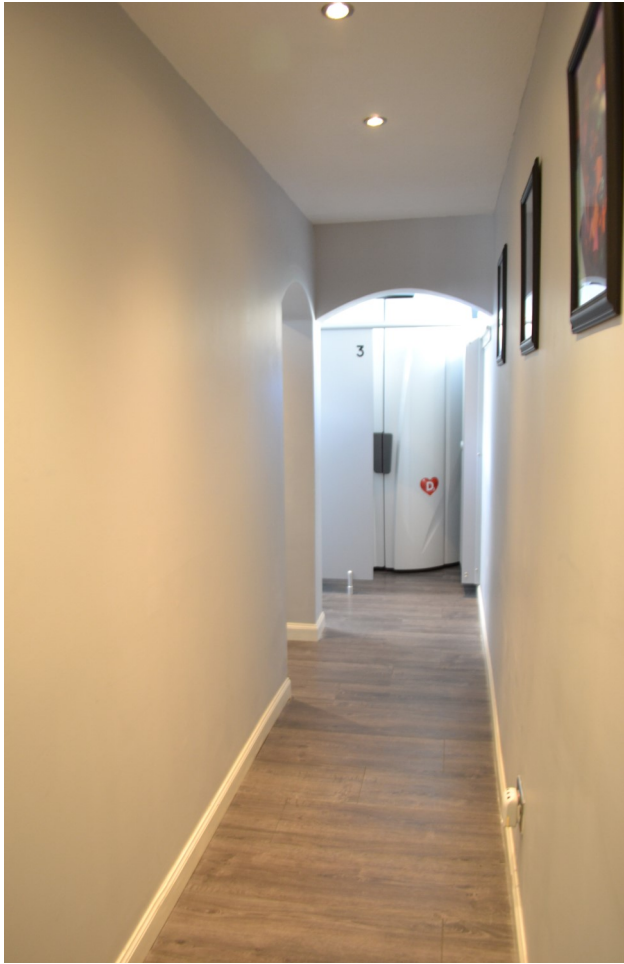
This is a rare opportunity to purchase/lease a well established Nail Bar, Tanning & Beauty Salon located in a prime location of the picturesque market town of Forres.

The good sized accommodation comprises:- Large spacious Hallway, Reception area, 2 large Tanning Rooms (incorporating 4 Luxura by Hapro Tanning Booths), Treatment Room, W.C and Nail Bar.



An internal viewing of this property is highly recommended to see the full business potential available.





If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836

- Reception: 3.36m x 1.01m (11'10" x 3'04")
- Treatment Room: 4.62m x 1.36m (13'2" x 4'6")
- W.C: 1.40m x 1.07m (4'7" x 3'6")
- Nail Bar: 4.11m x 6.5m (13'6" x 4'11")
- Tanning Room: 3.62m x 2.75m (11'11" x 9'0")
- Tanning Room 4.14m x 2.82m (13'7" x 9'3")
- 4 Luxura Hapro Tanning Booths



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.



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THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.