

The Witches Hut

96 MAIN STREET, ALEXANDRIA, DUMBARTON, G83 0PB



An excellent opportunity to purchase a thriving hair salon located in a prime position on a busy High Street in Alexandria, Dumbarton



0141 404 5474



www.mcewanfraserlegal.co.uk



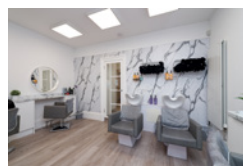
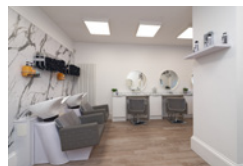
info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present to the market an exceptional opportunity to acquire a long-established and highly reputable hair salon located in a prime position in the desirable Alexandria area of Dumbarton. With 48 years of trading success and 5-star reviews across all major social media platforms, this salon is ready for a new owner to step in and continue its thriving business.

The business is offered on a freehold basis, and the property from which it operates has been fully renovated throughout, offering a well-maintained and modern salon.

THE SALON



- Superbly Presented Premises
- Extensive Client Database
- Turn-key Condition
- Exceptional Trading Location

Trading Hours: Monday - Saturday
from 9am

Tenure: Freehold.

Services: Electric, telephone, and
water mains service.

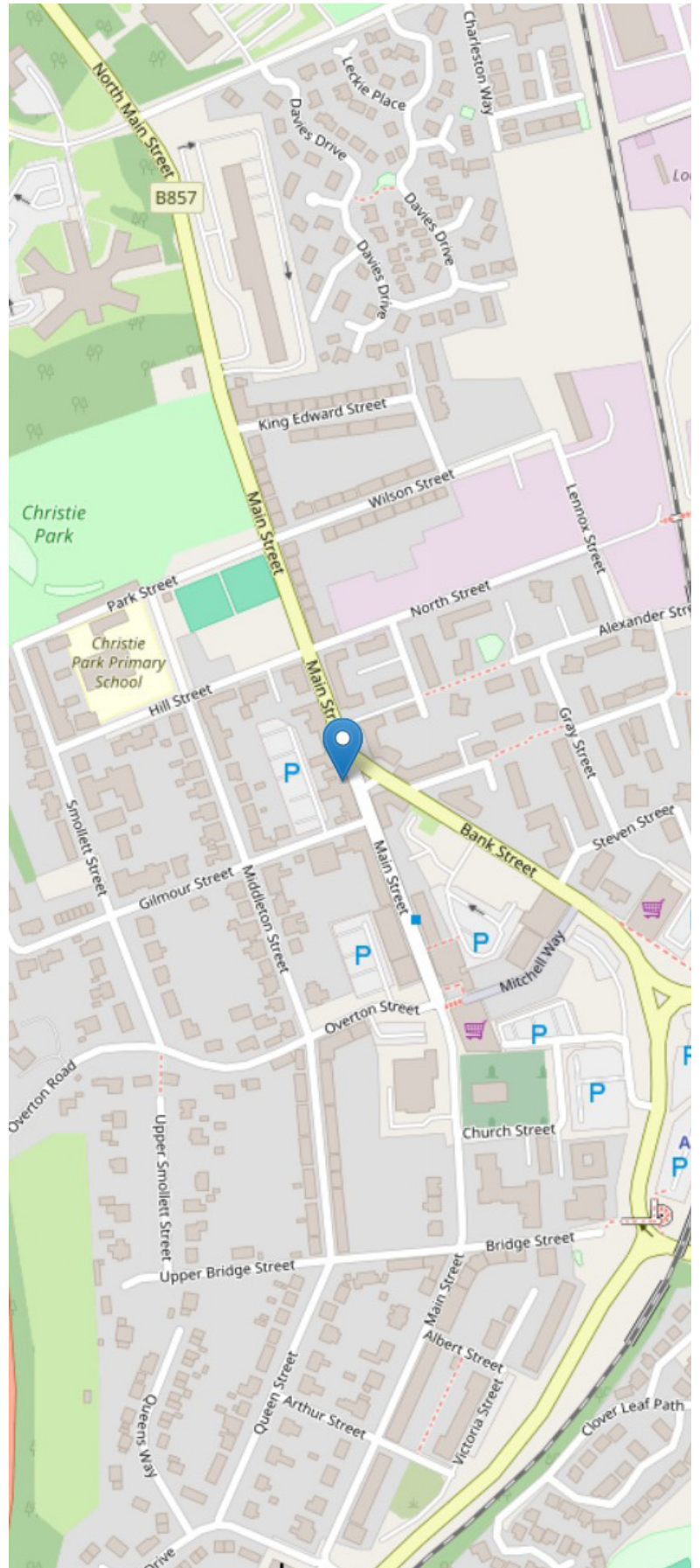
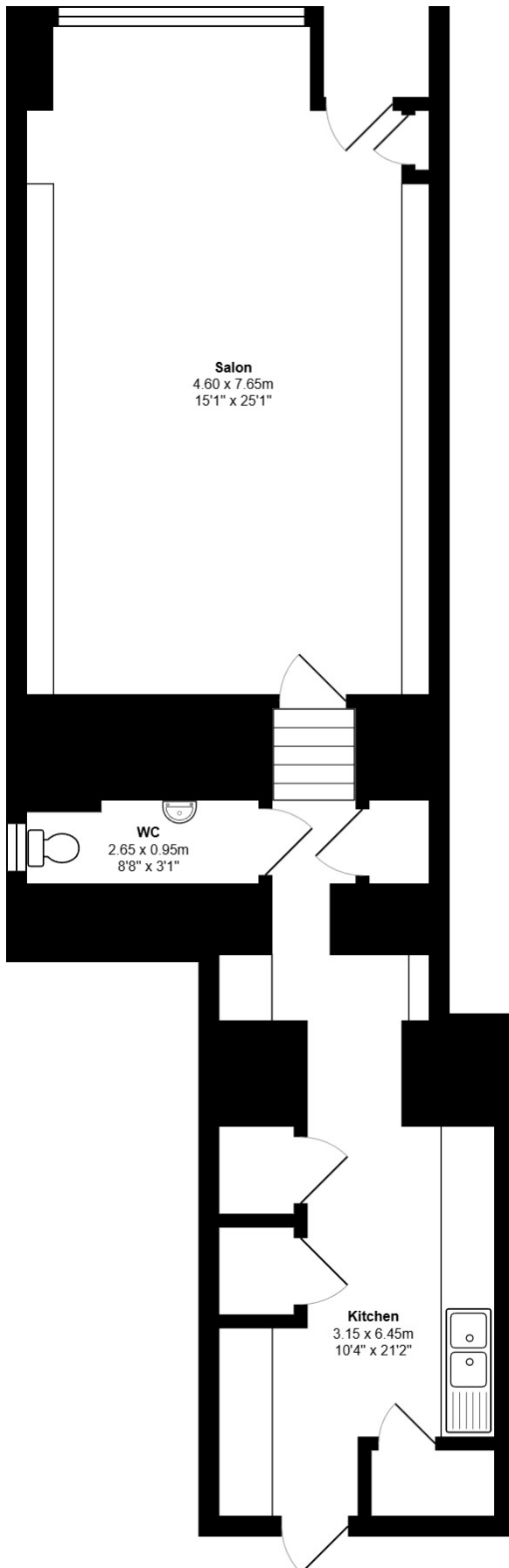
THE KITCHEN & WC



EXTERNALS



FLOOR PLAN & DIMENSIONS



THE LOCATION

Surrounding amenities include shopping, transport links, and primary and secondary schools are all within easy walking distance. Railway connections at Alexandria Station, a mere 400 yards from the property, take you into the city centre of Glasgow in 30 minutes.





Balloch Country Park and Loch Lomond are less than 2 miles from the property, with stunning views, five-star hotels, restaurants and catering for a wider range of outdoor leisure and water pursuits. Designated an area of outstanding natural beauty, Loch Lomond forms part of Scotland's first National Park.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
CONNIE NUGENT
Commercial Valuer



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.