

FOR SALE

PROMINENT GRADE II LISTED TOWN CENTRE HAIR SALON / OFFICE WITH 2 PARKING SPACES

Ground and 1st Floor Salon / Office of approx. 94 sq.m (1,014 sq.ft) plus 2nd Floor Storage of 51 sq.m (545 sq.ft) so totalling 145 sq.m (1,560 sq.ft) plus 2 Parking Spaces

LOVEGATE HOUSE, 1 HIGHWEEK STREET NEWTON ABBOT, DEVON, TQ12 1TG



An opportunity to acquire the Freehold of this attractive Grade II Listed detached town centre premises arranged over 3 floors together with a rear courtyard area plus 2 Car parking spaces at the rear. The premises are located in Highweek Street, just off the pedestrianised area of Bank Street leading off Courtenay Street and the large car parks at Asda and Wolborough Street. The premises have traded most recently as a hair and beauty salon, but previously was a café. However it would suit a wide variety of alternative uses, subject to consents.

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SITUATION AND DESCRIPTION

Newton Abbot is a busy market town, being the commercial centre and heart of the Teignbridge area with a district population of approximately 121,000 extending to some 300,000 within 12.5 miles of the centre. Newton Abbot benefits from a wide catchment area drawing from a large number of small towns and villages in the surrounding area. The premises are located fronting Highweek Street, just off the pedestrianised Bank Street and the prime area of Courtenay Street by the famous Wolborough clock tower close to Austin's department store. Newton Abbot offers convenient access to the A380 Exeter to Torquay dual carriageway joining with the M5 Motorway at Exeter, which is approximately 15 miles distant, or Torbay and Torquay to the South which is approximately 10 miles distant.

The premises are located in a busy thoroughfare close to the large Market car park. The premises would therefore suit either a Hair and Beauty salon, a Retail unit or possibly an Office use such as an accountant, estate agent or recruitment agency, seeking to gain a visible presence in this busy market town, subject to any necessary consents.

ACCOMMODATION

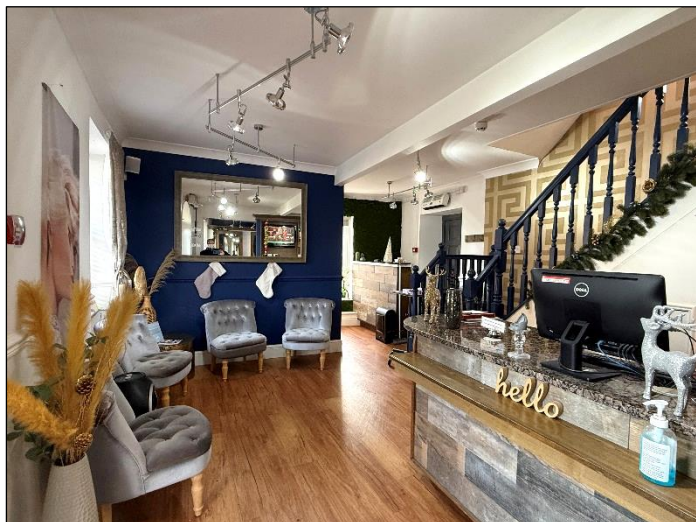
Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

GROUND FLOOR

Accessed from Highweek Street via a timber door with glazed inner door to

Retail / Reception Area **5.91 x 4.48m (19'4" x 14'8") max**

Well fitted reception area with Karndeian flooring. Spotlights as fitted. Reception desk. Electric radiator. Window to front. Stairs up to First floor. Doors to



Toilet

Low level WC suite with wash hand basin. Electric under floor heating. Tiled splashback with wood panelling. Fitted storage cupboard. Window.

Salon Area No 1 **3.61m x 2.96m (11'10" x 9'9") max**

Window to front. Karndeian flooring. Spotlights. Electric radiator. Shelving as fitted.



Wash Area **3.46m x 3.45m (11'4" x 11'4") max**

Raised dais with plumbing for 3 back wash basins (Can be removed if not required – basins available to purchase) Cupboard with Ariston Hot water cylinder with pressure system. Door to



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FIRST FLOOR

Salon Area No 2 4.00m x 3.44m (13'2" x 11'3") max
Large window to front with window to rear. Karndeian flooring. Spotlights. Stairs to second floor. Electric radiator.



Salon Area No 3 4.59m x 3.51m (15'0" x 11'6") max
Window to front and rear. Karndeian flooring. Electric radiator. Spotlights.



THIRD FLOOR

Storage Area 5.85m x 4.07m (19'2" x 13'4") max
Useful storage area with stainless steel sink unit and single drainer. Strip lights as fitted. Vinyl floor. Power as fitted.



Treatment Room No 1 3.96m x 2.23m (13'0" x 7'4") max
Window to front. Karndeian flooring. Fitted worktop with cupboards under. Stainless steel sink. Electric radiator. Spot lights.

Treatment Room No 2 3.23m x 1.99m (10'7" x 6'6") max
Window to rear. Karndeian flooring. Stainless steel sink to one corner. Fitted cupboards to one wall. Spot lighting.

Kitchen / Staff Room 4.41m x 2.76m (14'6" x 9'1") max
Range of base units with worktop and inset stainless steel sink and single drainer. Space for fridge under. Tiled splashback. Power as fitted. Space for seating.

Utility Room 4.47m x 1.93m (14'8" x 6'4") max
2 windows. Tiled floor. Plumbing for washing machine.

Toilet
Pedestal wash basin and WC suite. Tiled floor. Shelving as fitted.

Office 3.71m x 1.63m (12'2" x 5'4") max
Window to rear. Irregular shaped room. Strip lighting.

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EXTERNALLY

To the back of the property is a secure courtyard area with railings.



Accessed from Highweek Street are 2 car parking spaces.



PRICE AND TENURE

Offers are sought in the region of £275,000 for the freehold of this well located detached Hair Salon / Office premises ideally suited to an owner occupier, or investor wishing to let the premises.

BUSINESS RATES

Rateable Value:- £8,600 (2023 Valuation list)

We understand that Rate reductions of up to 100% are available to qualifying Business under the small Business Rate Relief scheme. To see if you or the premises qualify for a discount, please contact Teignbridge District Council (01626 361101)

SERVICES

We understand that mains water, drainage and electricity are available to the premises. The property benefits from a security alarm and fire alarm system.

VAT

We understand that VAT is not payable on the freehold price.

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in this transaction.

ENERGY PERFORMANCE CERTIFICATE

A commercial EPC has been requested, a summary is provided below with a full copy available to download from the web site. The rating is: -

ANTI MONEY LAUNDERING REGULATIONS COMPLIANCE

A successful purchaser will be required to provide proof of identity and address, plus proof of funds to satisfy the Anti Money Laundering requirements when Heads of Term are agreed.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0834)



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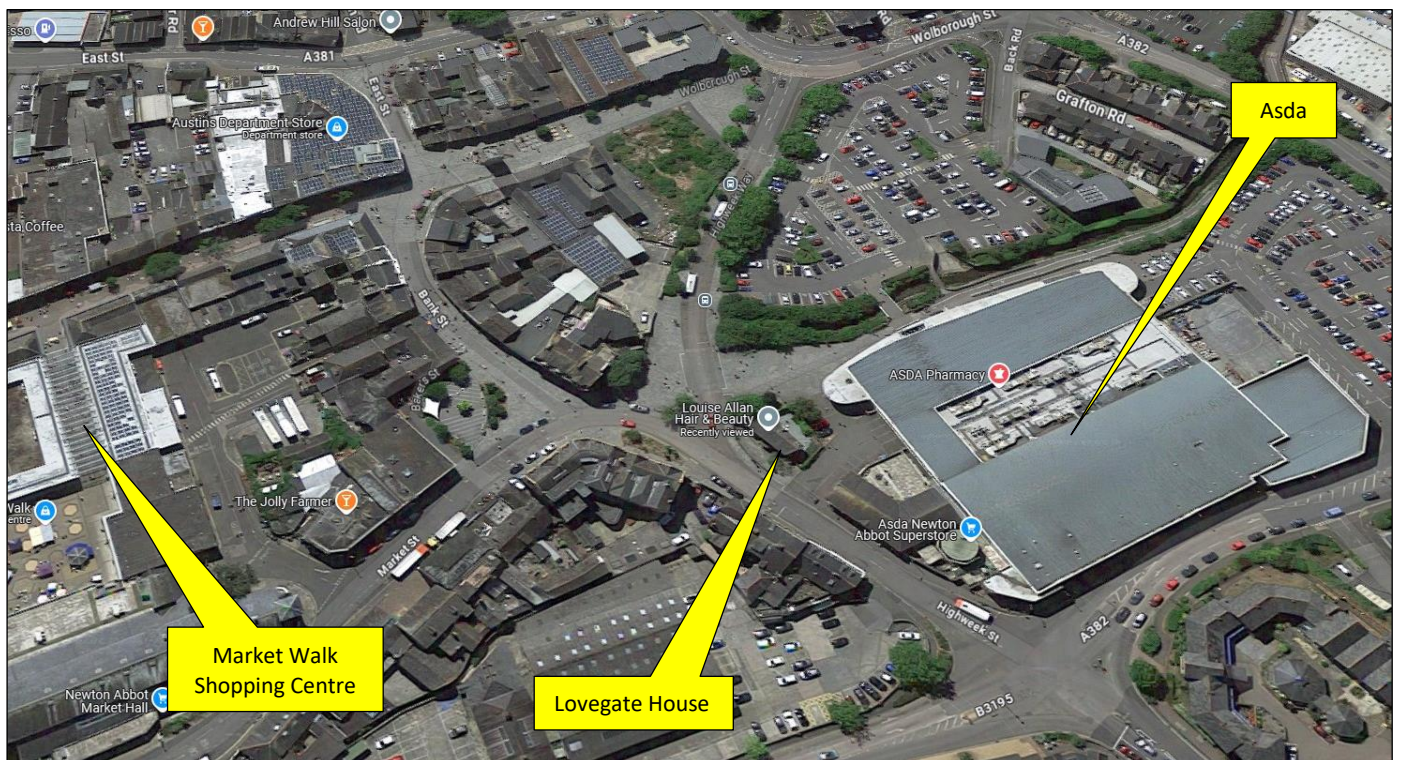
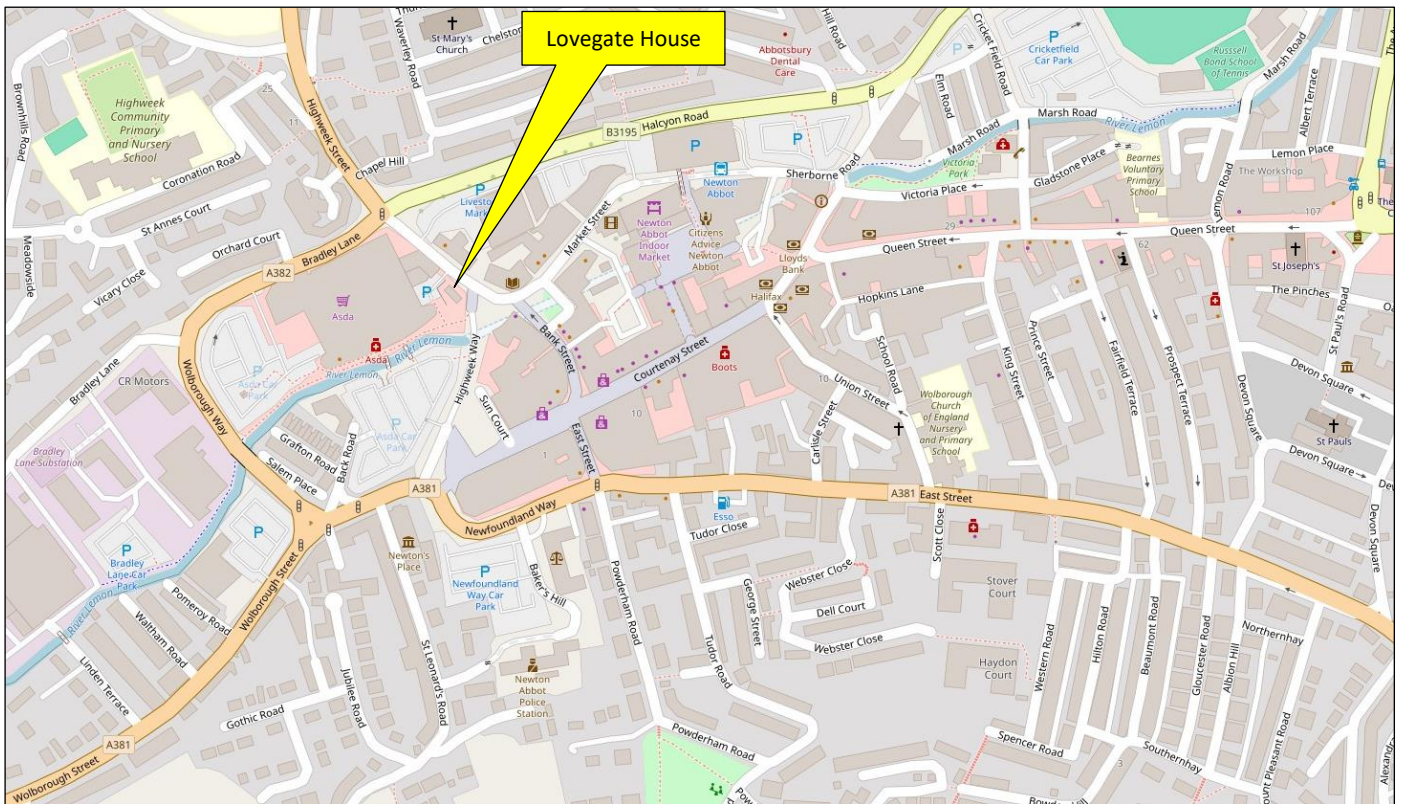
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.