

# FOR SALE

## FORMER HAIR / BEAUTY SALON ON GROUND AND BASEMENT WITH TREATMENTS ROOMS ON 1<sup>ST</sup> AND 2<sup>ND</sup> FLOORS (FORMERLY A 1 BED MAISONETTE ON UPPER FLOORS)

Totalling on Ground, Basement, 1<sup>st</sup> and 2<sup>nd</sup> Floors approx. 86 sq.m (926 sq.ft)  
Potential for conversion of 1<sup>st</sup> and 2<sup>nd</sup> floors back to a 1 bed maisonette (STP)

**18 WEST STREET, EXETER, DEVON, EX1 1BA**



An opportunity to acquire the Freehold of this substantial Grade II Listed 4 storey City Centre premises which has recently traded as a busy hair and beauty salon, only closing due to ill health. Previously the salon was on the Ground and Basement with the upper floors arranged as a self-contained 1 bedroom maisonette, with potential to convert the property back to this layout, subject to any necessary consents.

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#### SITUATION AND DESCRIPTION

The premises are prominently positioned in West Street, leading off of Fore Street and linking into Western Way in the centre of Exeter. The main shopping area of Princesshay is a short walk from the property, with the large Cathedral and Quay car park in close proximity. West Street and surrounding retail area has a mix of occupiers including retails, Office and café / Restaurant uses. Exeter is a University City steeped in history being the capital city and county town of Devon and has firmly established a reputation of being the commercial centre for the South West. The city has a population of approximately 110,000 with a 'drive to work' population of some 480,000 within a 45 minute catchment area. Exeter has a mainline railway station (London – Paddington) and an international Airport.

This Grade II Listed property is currently arranged as a hair salon on the ground and lower ground floors, with a range of treatment rooms on the first and second floors. The property has traded as a hair salon for nearly 20 years and is fitted out as such, but can easily be converted to a Retail Unit, Office or Studio with the upper floors capable of conversion back to a 1 bedroom maisonette, subject to any necessary consents. These flexible premises are available freehold with vacant possession on completion.

#### ACCOMMODATION

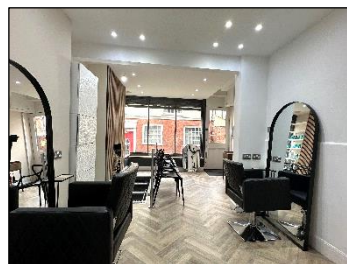
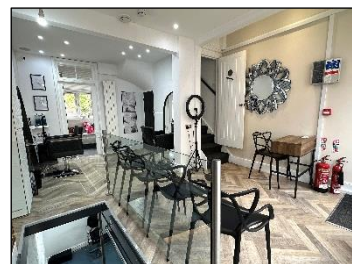
Brief details of the accommodation, with approximate maximum internal dimensions are as follows: -

Approached from West Street via a part glazed entrance door with full width glazed frontage with electric security shutter to ...

#### GROUND FLOOR

##### Reception / Salon **5.94m x 4.04m (19'6" x 13'3") max**

Light and airy room with feature glazed ballustrade to basement. Spot lighting as fitted. Vinyl flooring. Display shelving as fitted. Understairs cupboard Upright radiator. Fire alarm system.



To the rear of the salon is a .....

##### Kitchen

**2.26m x 1.77m (7'5" x 5'10") max**

Fitted with a range of units under worktop with inset stainless steel sink unit with single drainer. Space for fridge. Window to rear. Tiled splashback. Vinyl flooring.



##### Toilet

Low level WC suite with wash hand basin. Valiant wall mounted gas fired central heating boiler plus pressurised Sadia hot water cylinder.

#### BASEMENT

**5.22m x 3.49m plus 2.83m x 2.22m  
(17'5" x 11'5" plus 9'3" x 7'3") max**

Currently arranged as a further salon, with plumbing for wash basins. Characterful area in arched alcove. Radiator. Spot lighting. High level window to front.

From the ground floor a staircase leads up to ....

#### FIRST FLOOR

Half landing with door to .....

##### Toilet

WC suite with wash hand basin. Window to rear.



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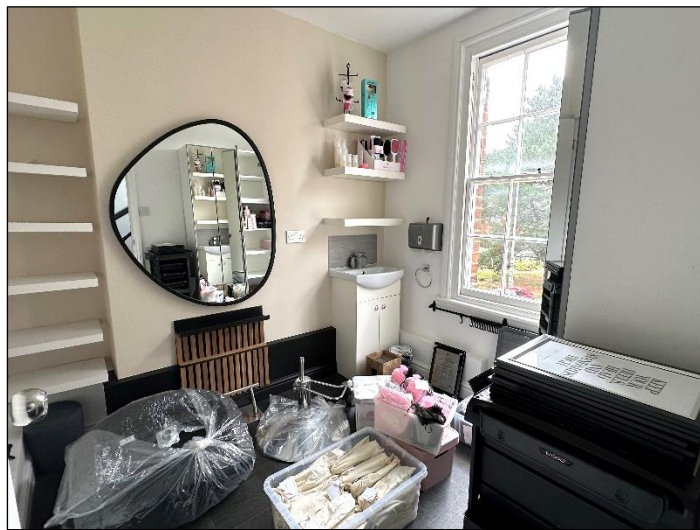
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**Treatment Room 1**                      **3.78m x 3.27m (12'5" x 10'9") max**  
(Previously the Lounge) Window to the front. Vinyl flooring.  
Radiator. Spot lighting. Plumbing for wash basin.



**Treatment Room 2**                      **2.47m x 2.24m (8'1" x 7'4") max**  
(Previously the Kitchen) Window to rear. Radiator. Vinyl floor.  
Spot lights. Wash basin with cupboard under.



Stairs lead up to the Landing with doors to .....

## SECOND FLOOR

**Treatment Room 3 & 4**                      **3.81m x 3.16m (12'6" x 10'4") max**  
(Formerly Bedroom) currently sub divided into 2 rooms but could  
be reinstated to one large room again. Vinyl floor. Spot lights as  
fitted. Wash basin. Radiator.

**Treatment Room 5**                      **2.49m x 2.20m (8'2" x 7'3") max**  
(formerly bathroom) Window to rear. Vinyl flooring. Spot lights  
as fitted. Wash basin. Radiator.



## RATES

Rateable Value: -    £4,600                      (2023 valuation)

We understand that qualifying businesses could benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme. To see if you or these premises qualify for this discount, please contact Exeter City Council on 01392 277888.

## PRICE

Offers are sought in the region of £175,000 for this substantial freehold property with vacant possession on completion. Suitable for an owner occupier, or an investor looking to rent the ground and basement as a commercial let, and convert the upper floors back to a 1 bedroomed maisonette (STP)

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is below, the full version is available to download from the web site. The rating is: C 69

## SERVICES

Mains water, drainage, gas and electricity are available.

## LEGAL COSTS

Each party to bear their own legal costs in this transaction.

## SERVICES

Mains water, drainage and electricity are available to the property.

## VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148)                      Ref (0769)



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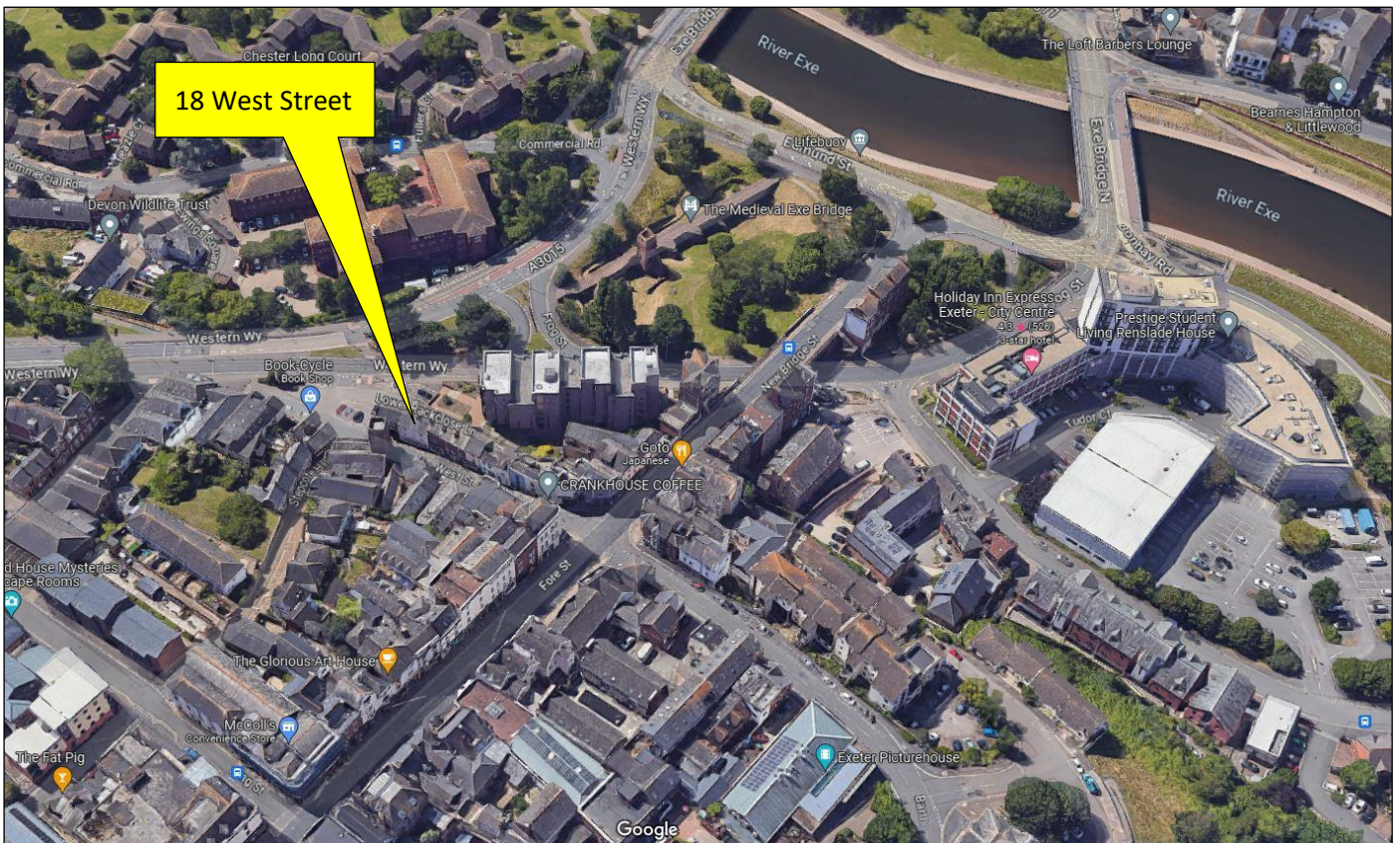
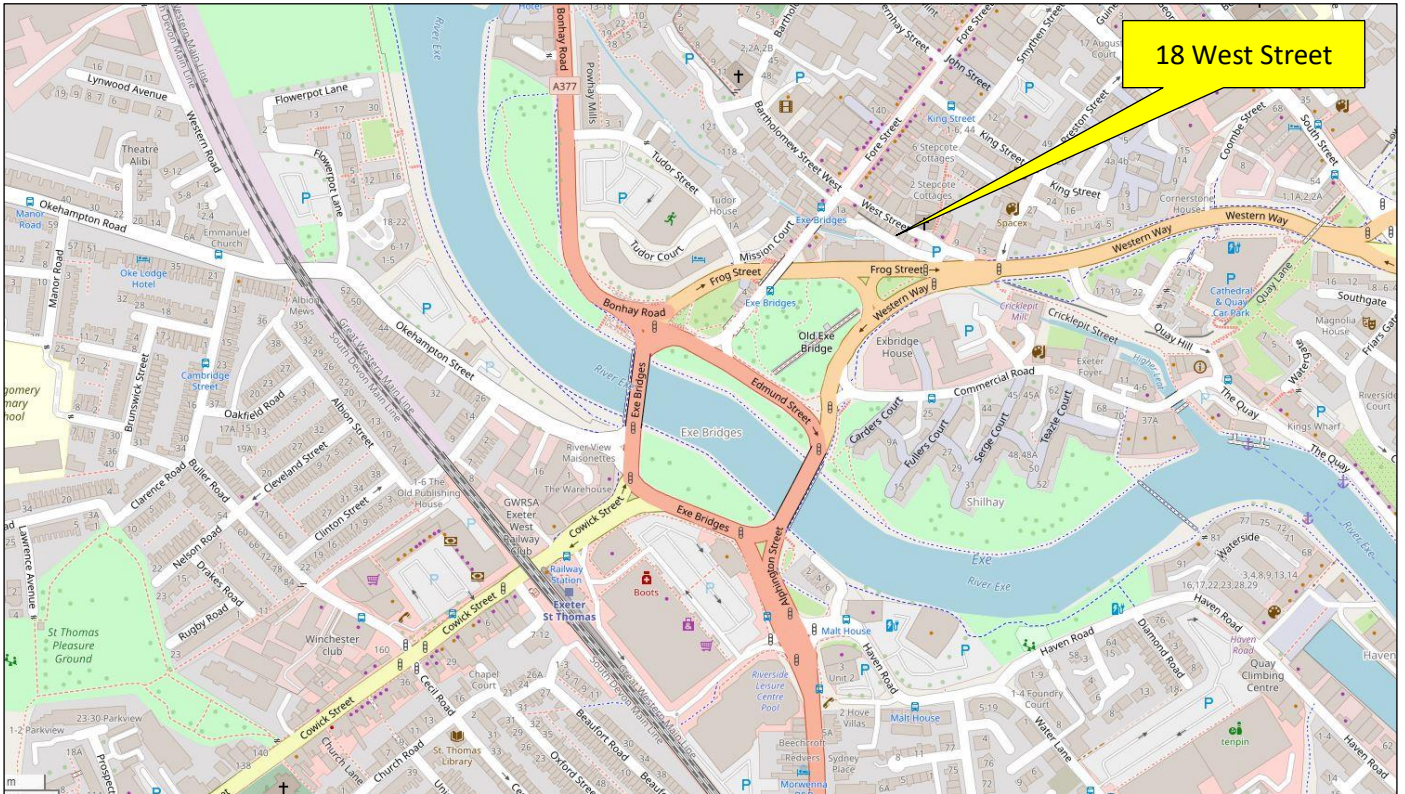
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## Energy performance certificate (EPC)

18 West Street EXETER EX1 1BA	Energy rating <b>C</b>	Valid until: 10 March 2032 <hr/> Certificate number: 0909-5296-5435-1157-4324
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Property type	A1/A2 Retail and Financial/Professional services
Total floor area	113 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's current energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

