

HAIR SALON
OFFICE
RETAIL

FOR SALE/ MIGHT LET

HAIR SALON / RETAIL PREMISES IN CONVENIENT TOWN CENTRE LOCATION

Approximately 60.5 sq.m (652 sq.ft)

**11 UNION STREET, NEWTON ABBOT
DEVON, TQ12 2JX**



An opportunity to acquire the freehold or a new lease of this ground floor Retail / Hair salon with a prominent glazed frontage to Union Street. The premises have most recently been used as a Hair Dressing Training Salon and are well fitted for this use, but could also be suitable for other uses such as Retail or Office uses, subject to the usual 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. This is significantly enhanced in the summer from the nearby coast at Teignmouth and Torquay, plus the Dartmoor National Park.

Union Street is a sought after and popular retail area with a wide mix of specialist, local and regional retailers plus some professional users. Union Street links with Courtenay Street, the prime retail area of the town which is pedestrianized and leads into Market Walk, the covered shopping precinct. Union Street's location just 100 yards off of this prime retail thoroughfare allows a characterful and eclectic mix of smaller retailers and the chance to enjoy a near prime location for a more modest outlay. Union Street will also be the pedestrian link to the town from the Sainsburys Convenience Store in East Street. The shop has traded as a hair salon for many years, and although the premises are ideally suited to this use, they would also suit a variety of other potential users, including specialist retail or office use, subject to the usual consent.

ACCOMMODATION

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

Approached from Union Street via a glazed shop front with a recessed doorway into

Salon / Shop **7.67m x 4.03m (25'2" x 13'2") max**

Large aluminium glazed shop front with glazed entrance door. Sun blind over. Tiled floor. Benching to 2 walls with mirrors and lighting over creating 9 workstations (this could easily be removed to return the space back to a large retail area). Sales counter by the entrance. 3 radiators. Spot lighting as fitted.

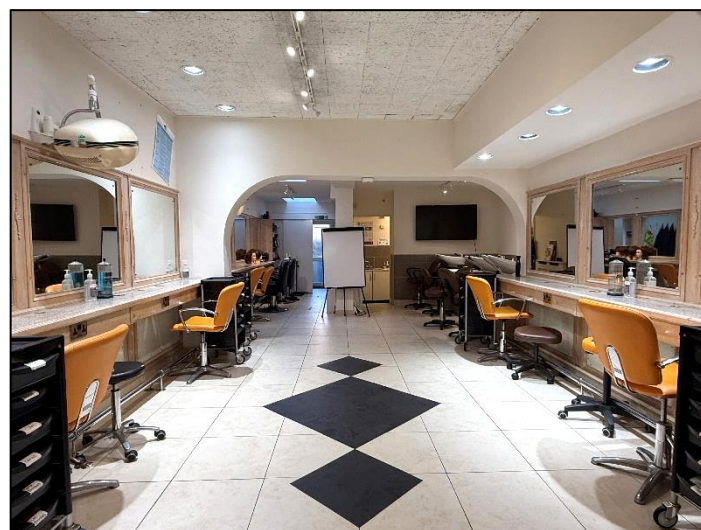


Retail Area 2 **5.17m x 3.38m (16'12 x 11'1") max**

Widening out and currently fitted with 4 back wash basins with mirrored walls and spot lighting as fitted. Door to customer toilet area and door to staff area as follows

Kitchen / Staff Area **3.07m x 1.65m (10'1" x 5'5") max**

Spot lighting as fitted. Roof light. Stainless steel sink unit with single drainer. Range of units under ample worktops.



Wash Area **3.09m x 2.18m (10'2" x 7'2") max**

Range of wall and base units under worktops. Wash hand basin. Gas fired central heating boiler. Spots

Toilet

WC suite with wash hand basin and electric water heater.

PRICE AND TENURE

Offers are invited in the region of £125,000 for the freehold of this ground floor retail premises in a sought after retail parade. The fixtures and fittings are available by negotiation. We understand the flat above has been sold off on a 99 year lease from the 11th March 1980 at a peppercorn rent.

RENT AND LEASE

A new 6 year effective FRI lease is available by way of service charge at a rent of £9,500 pa with an upwards only rent review at the third year. A tenant only break clause is also available on the third anniversary providing 6 months prior written notice. The lease will be contracted outside of the Landlord and Tenant Act.

SERVICES

Mains water, drainage, gas and electricity are available.

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RATES

Rateable Value: - £7,900 (2023 valuation)

A reduction of up to 100% may be available under the small business relief scheme. To see if you or the premises qualify for this discount please contact Teignbridge District Council Business Rates department on (01626 361101)

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested for the property, a copy will be shown below with the full version available to download from the web site. The rating is:

LEGAL COSTS

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

VAT

We understand that VAT is not chargeable on the sale price.

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 (0083)

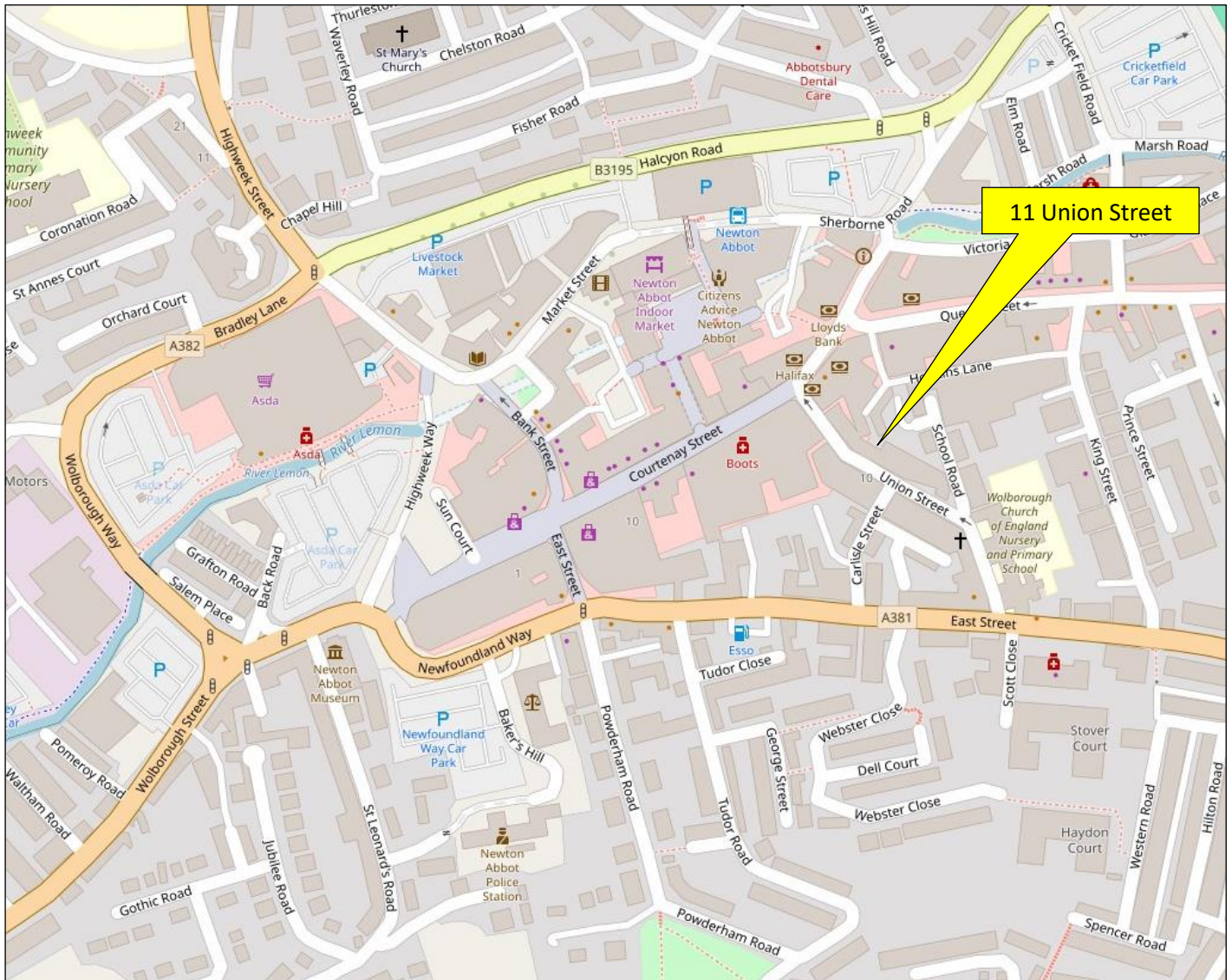


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English | [Cymraeg](#)

Energy performance certificate (EPC)



This certificate has expired.

Giovannis Hair Fashions 11 Union Street NEWTON ABBOT TQ12 2JX	Energy rating C	This certificate expired on: 29 December 2023
		Certificate number: 0130-0637-4119-6094-6006

Property type: A1/A2 Retail and Financial/Professional services

Total floor area: 68 square metres

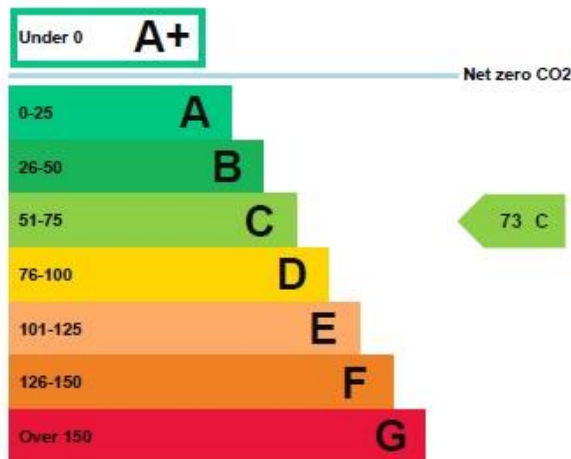
Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance>).

Energy rating and score

This property's 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.

How this property compares to others

Properties similar to this one could have ratings: