

# FOR SALE

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

Ground and 1<sup>st</sup> Floor Salon / Office of approx. 94 sq.m (1,014 sq.ft) plus 2<sup>nd</sup> 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 Karndean flooring. Spotlights as fitted. Reception desk. Electric radiator. Window to front. Stairs up to First floor. Doors to ....



#### 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 ....



#### 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. Karndean flooring. Spotlights. Electric radiator. Shelving as fitted.



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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. Karndean 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. Karndean flooring. Electric radiator. Spotlights.



##### **Treatment Room No 1**

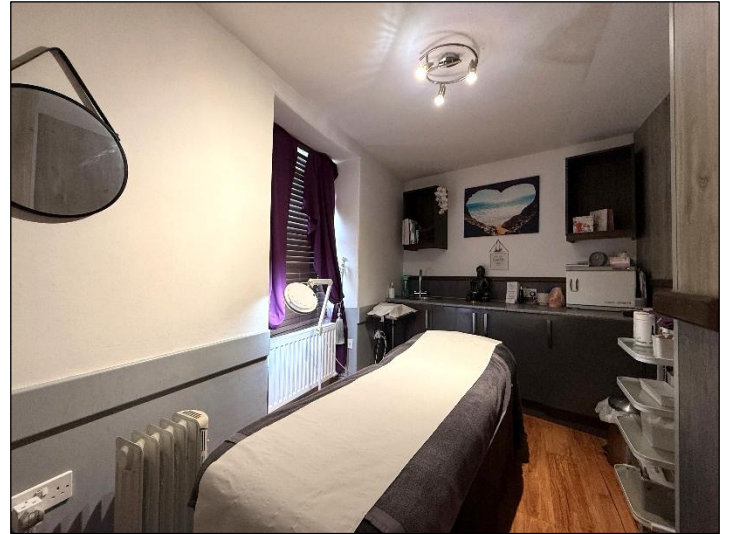
**3.96m x 2.23m (13'0" x 7'4") max**

Window to front. Karndean 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. Karndean flooring. Stainless steel sink to one corner. Fitted cupboards to one wall. Spot lighting.



#### **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.



##### **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 excess of £259,500 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)  
Rateable Value:- £8,300 (2026 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 obtained, a summary is provided below with a full copy available to download from the web site. The rating is: - C 66

#### 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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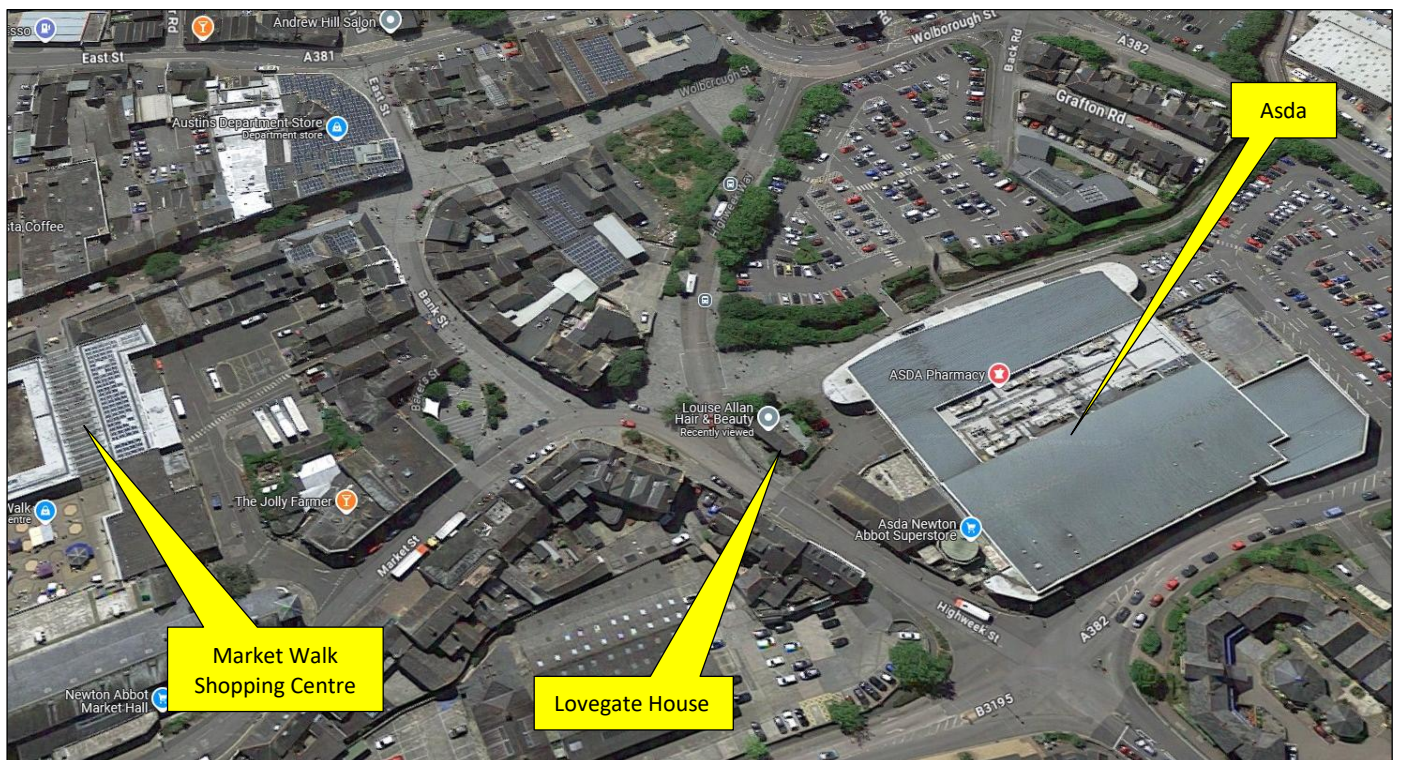
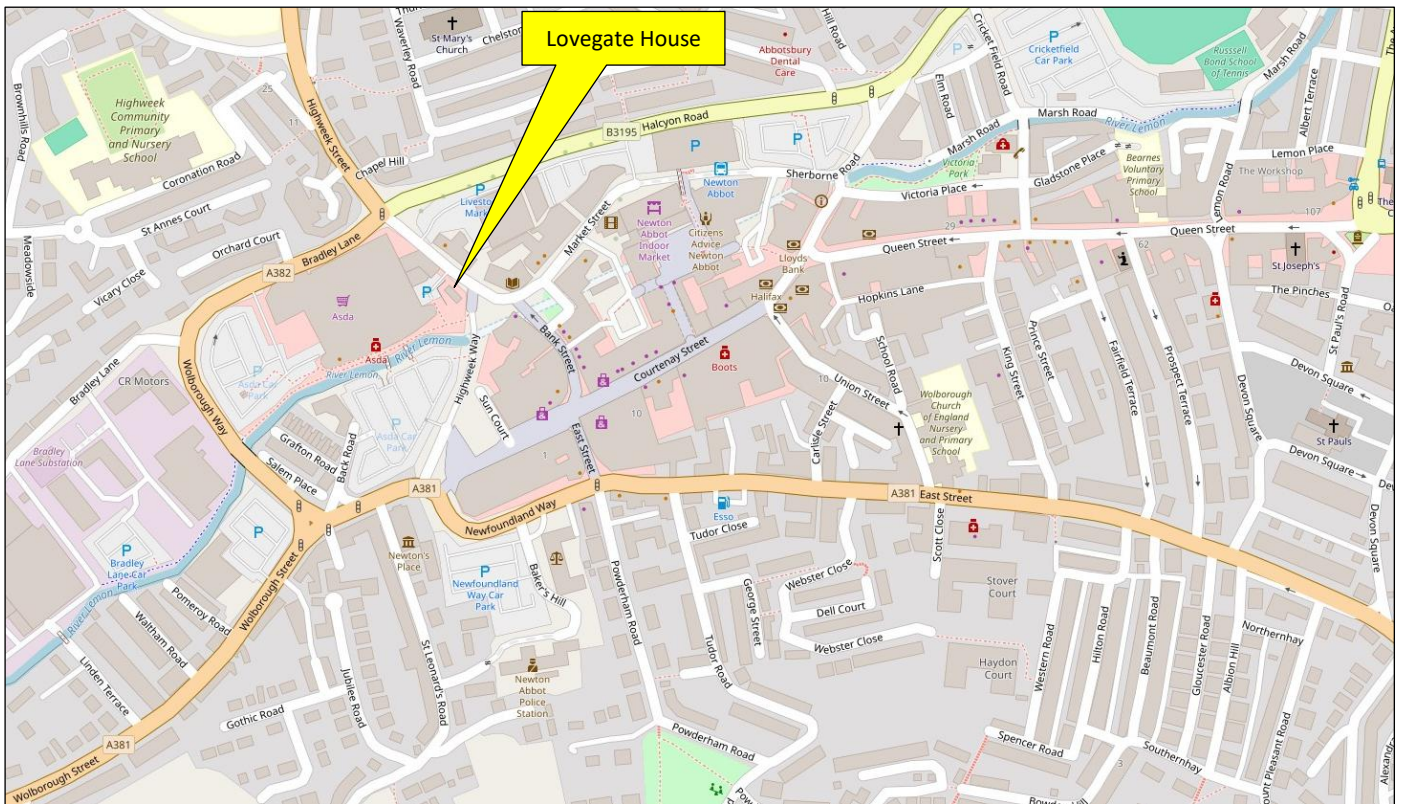




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