

Q23PSG

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IMPRESSIVE HAIR SALON/ RETAIL PREMISES

55A FORE STREET, IVYBRIDGE, DEVON, PL21 9AE

- Reputable high street hair and beauty salon.
- Excellent location heart of popular South Devon town.
- Impressive lock-up premises with Salon, staff room, w.c and private parking space.
- Suit variety trades and uses.
- Great opportunity offering genuine potential.
- New lease available at realistic rent and terms.
- Viewing essential.



This impressive unit occupies a prominent trading position at the top of the main Fore Street of Ivybridge on the main shopping thoroughfare itself. There are a full and varied selection of businesses represented nearby, all of which combine to service the requirements of the substantial residential population of the town. In turn, Fore Street is serviced by large public car parking facilities.

Ivybridge is a vibrant and friendly community in the beautiful South Hams area of South Devon, nestling on the southern edge of the Dartmoor National Park. There is a comprehensive range of shops and businesses in the town centre. In turn, there are several primary schools and a very well respected community college. Within the town there are numerous clubs and societies, all of which cater for a wide variety of interests, with opportunities to participate in many sports including rugby, football, cricket and tennis. The South Devon Leisure Centre provides indoor and outdoor swimming pools, squash courts and a gymnasium. The town lies alongside the A38 Devon Expressway which provides quick and excellent access to Plymouth less than 10 minutes away to the east and Exeter and the M5 about 30 miles distant to the north-east.

The premises are lock-up (approx. 45m² total) and briefly comprise an impressive well appointed salon area with additional staff utility room, toilet and an individual private car parking space to the rear. Up until November 2024 the business traded successfully as a hair salon until the previous owner retired after 30 years. It could easily be re-established as a hair and beauty salon again or, alternatively could be utilised for other trades and uses, depending on a new tenants requirements. An early viewing appointment is highly recommended.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR

MAIN SALON (Approx 42m² total) A modern well appointed salon area with Carndean wood effect floor with underfloor heating, spotlighting, part brick-faced and part-tiled walls.

STAFF UTILITY AREA With range of wall and floor cupboard units with work surfaces, stainless steel sink unit, commercial floor covering, plumbing for washing machine, immersion tank and wall mounted gas-fired boiler providing hot water and heating.

SMALL STORAGE CUPBOARD

REAR HALLWAY With access to outside

UNISEX TOILET

OUTSIDE to the rear of the property is an individual car parking space.

SERVICES We understand that all main services are available to the property.

THE BUSINESS

TRADE was that of a **REPUTABLE AND WELL ESTABLISHED HAIR SALON** which enjoys an excellent high street trading position in the very centre of the popular and sought after South Devon town of Ivybridge.

The business was **ESTABLISHED** by the previous tenant over 30 years ago and during that period he built up a loyal and regular customer base ensuring consistent levels of trade year on year. The business closed in November 2024 when the previous owner decided to hang up his scissors and retire.

It is felt that there is **EXCELLENT POTENTIAL** under new and enthusiastic ownership to **RE-ESTABLISH A SUCCESSFUL HAIR SALON** again, particularly suited to a tenant looking for their first salon.

Alternatively, the unit has **USE CLASS E** and it is felt that it would be **SUITABLE FOR A VARIETY OF TRADES AND USES** depending on a new tenants requirement

TENURE The premises are offered with the benefit of a new lease at an initial monthly rental of £8,000 pa plus vat. The length and terms are flexible and for more information please contact the agents.

BUSINESS RATES For information on the rates applicable to these premises, please visit the Valuation Office Agency website (www.voa.gov.uk).

An excellent opportunity to acquire, what was a reputable and well established hair salon which, under new and enthusiastic ownership, offers undoubted potential for future development. Alternatively, it would lend itself to a variety of trades and uses, depending on the new tenants requirements. An early viewing appointment is strongly recommended.

Price :: Lease : £8,000.00

Lease Nil Premium

Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

VIEWING

Our clients require that **all viewings must be arranged by prior appointment through our offices** . Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

PROFESSIONAL SERVICES

We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions**. Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20 (24hr answering service)**.

MORTGAGES

Contact our offices now for all your mortgage requirements. Plymouth (01752) 20 60 20.



