



CHRISTINE JAMES BEAUTY SALON, 22 FORE STREET, IVYBRIDGE, PL21 9AB

Prime high street location popular South Devon town. Attractive property superbly presented and equipped throughout with reception, 4/5 treatment therapy rooms, toilet and staff kitchen. Reputable and well established business. Retirement sale after 20 years. Excellent annual turnover with very healthy net profit. LEASEHOLD. Realistic rent. Viewing recommended.

- **PROFITABLE BEAUTY SALON**
- **PRIME HIGH STREET LOCATION IN THRIVING DEVON TOWN**
- **ATTRACTIVE PROPERTY SUPERBLY PRESENTED/ EQUIPPED**
- **RECEPTION, 4/5 TREATMENT ROOMS, WC & STAFF KITCHEN**
- **REPUTABLE AND WELL ESTABLISHED BUSINESS**
- **EXCELLENT ANNUAL TURNOVER, VERY HEALTHY NET PROFIT**
- **RETIREMENT SALE AFTER 20 YEARS**

LEASEHOLD BUSINESS TRANSFER £39,950 SAV SOLE AGENTS

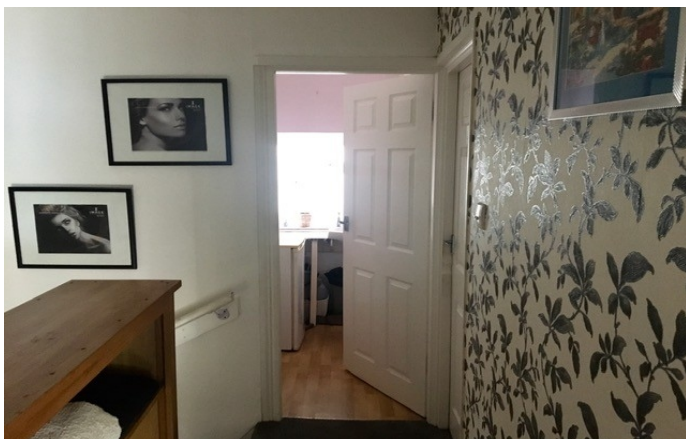
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LOCATION:

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, 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.

DESCRIPTION:

This reputable and well established beauty salon occupies a prime trading position in the main Fore Street of the popular and thriving South Devon town of Ivybridge. There are a full and varied selection of business represented nearby, all of which are serviced by ample public car parking facilities. This helps to service the needs of the substantial resident population which helps to ensure and excellent and consistent year round trade for the business.

The premises are terraced and are superbly presented and equipped throughout. They briefly comprise an attractive, well appointed reception area together with 4/5 treatment/therapy rooms over the ground and first floors, toilet and staff kitchen. An early viewing appointment is highly recommended to fully appreciate the location and quality of this well established and profitable concern.

SCHEDULE OF ACCOMMODATION:

GROUND FLOOR

MAIN RECEPTION An attractive, well appointed reception area with feature bay window to front aspect with external sun canopy, quality wood laminate flooring, display shelving, colour station, nail bar, leather sofa seating and spotlights.

TREATMENT ROOM 1 With laminate floor covering, spotlighting, treatment bed, shelving and various display units and stands.

TREATMENT ROOM 2 With laminate floor covering, spotlighting, treatment bed, shelving and various display stands.

STAFF KITCHEN With range of modern wall and floor cupboard units with sink unit and worktops.

FIRST FLOOR

LANDING With carpet and shelving unit.

TOILET With sink unit and water heater over. Separate WC.

TREATMENT ROOM 3 With wood laminate floor covering, spotlighting, treatment bed and window to rear aspect.

TREATMENT ROOM 4 With wood laminate floor covering, spotlighting, treatment bed, shelving and window to front aspect.

TREATMENT ROOM 5/STORE With laminate floor covering and window to front aspect. [NOTE: this room is currently utilised for storage purposes, but could be utilised as an additional treatment room if required.]

SERVICES:

We understand that mains water, electricity and drainage are available to the property. The premises are double-glazed.

TENURE / LEASE TERMS:

We understand that the current lease is up for renewal and that the landlord is prepared to provide an ingoing tenant with a new lease at a realistic market rent. For fuller details, please contact the agents.

BUSINESS:

TRADE is that of a **PROFITABLE AND WELL ESTABLISHED BEAUTY SALON** which enjoys a prime high street trading position in the very centre of this popular and bustling South Devon town.

The business has been in the **PRESENT HANDS** for the past 20 years and during this period our client has established an excellent reputation with consistent year round trade and profits. The business is now only **OFFERED FOR SALE** as our client is looking to retire.

The business is **CURRENTLY RUN** by one full-time proprietor together with 3 self-employed beauticians and one casual member of staff. We understand that the business is open 5 days a week. The **CURRENT OPENING HOURS** are :Tuesday, Thursday and Friday - 9.30am to 7pm, Wednesday - 9.30am to 5pm and Saturday - 9am to 1pm

The business is **WELL ESTABLISHED** and offers a variety of beauty treatments with an enviable reputation for its friendly and relaxed atmosphere.

We understand that the business achieves an **EXCELLENT ANNUAL TURNOVER with a VERY HEALTHY NET PROFIT**. We understand that our client also lets one of the beauty rooms at present generating an additional rental income. Additional trading figures will be made available to serious prospective buyers once they have actually inspected the premises. We understand that **STOCK** to be taken over at valuation upon completion should amount to approximately £1,000.

An excellent opportunity to acquire a reputable and profitable beauty salon which has traded successfully for many years and is now only offered for sale as our client is looking to retire.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

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

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £8,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is D (87).

VIEWING AND CONTACT INFORMATION:

Strictly through Huntley & Partners. Please contact :-

Paul Goss on 07570 384544, 01752 206020

Email pg@listers.uk.com

Brian Hasell on 07570 384518, 01752 206020

Email bh@miller-commercial.co.uk

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ANTI-MONEY LAUNDERING REGULATIONS: A successful tenant/buyer will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

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