



- **Commercial High Street premises over two floors**
- **Freehold purchase**
- **2 treatment rooms, spray tan room, nail bar and 2 chair hair salon**



Offers Over £75,000

HELMORES
SINCE 1699

SALON AT COURTNEY HOUSE
Crediton EX17 3AF

TO VIEW CALL 01363 777 999



Located just off the busy High Street, this is an opportunity to purchase the a freehold commercial property (and the freehold of the remaining building). It's not listed but a building full of character and the current layout is over 2 floors.

The property is accessed from street level up a small alley, with the front door just a few meters from the High Street. There's level access from the street and a front lobby which initially serves this property and 2 flats. There's a WC, reception and treatment room on this level and then stairs down to the lower ground floor where there's 4 additional rooms currently set up as a spray tan room, treatment room, staff room and a 2 chair hair salon. There's a fire escape and stairs from this lower level back to the street above.

Obviously the property has been used as a beauty salon and would suit this, or naturally other commercial operations. Under the new planning uses, this would fall into E as it's current usage class.

Please see the floorplan for room sizes.

Rateable value: £4900 (please note this isn't what is payable and most small businesses won't pay rates)

Utilities: Mains water, electric, telephone & broadband

Drainage: Mains drainage

Heating: Gas fired central heating

Listed: No

EPC : E

Tenure: This sale is for the freehold of the salon and the freehold covers the rest of the building.

There are 3 other properties within the freehold. 3 properties pay £30 per month maintenance and 1 pays £15 per month to cover upkeep and insurance.

Building insurance is approx. £500 per annum payable from the fund.

Ground rent is £50 for each of the other 3 properties.

It is the responsibility of the freeholder to collect the above payments and upkeep the building. However, a new owner may choose to offer the freehold to the collective owners and run as its own management company.

DIRECTIONS : When in the High Street, Courtney House is just up a small side alley, on the higher side of the road, opposite the junction of the High Street and Market Street.

CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers' market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth's) – with an Ofsted “outstanding” sixth form. In addition, it boasts a brilliant gym & leisure centre for New Year's resolutions, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

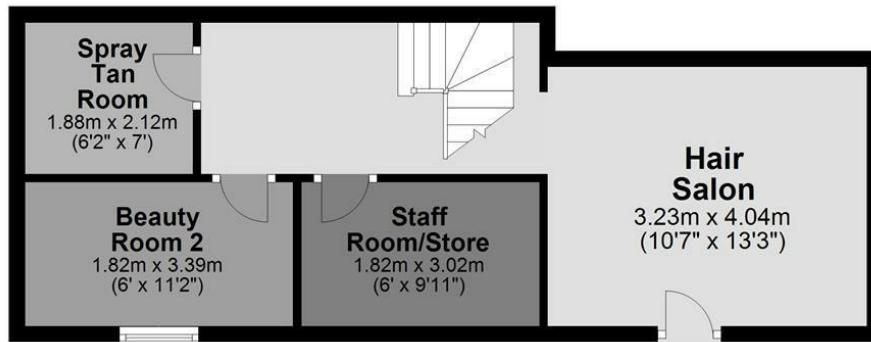
COVID-19 SAFETY POLICY

We're taking safety extremely seriously, so before making a viewing appointment for this property please read our Stay Safe policy here: helmores.com/staysafe

If you or any of your household have symptoms of Covid-19 or have been asked to self-isolate please stay at home.

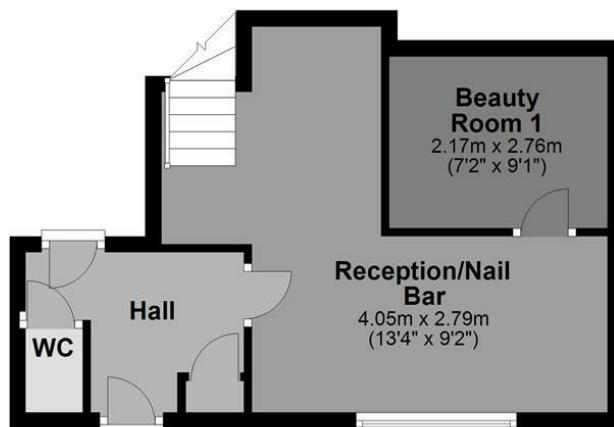
Basement

Approx. 38.6 sq. metres (415.4 sq. feet)



Ground Floor

Approx. 29.0 sq. metres (311.9 sq. feet)



Total area: approx. 67.6 sq. metres (727.3 sq. feet)



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