

HELMORES
SINCE 1699

Guide Price £50,000

ANGELS HAIR SALON, THE SQUARE
North Tawton EX20 2EP

Currently operating as a successful hair and beauty salon, this is a central premises in the busy town of North Tawton. The property has been tenanted by the same tenant for 16 years and will be sold with the tenant in situ.

The property consists of the ground floor of a Grade II Listed building with excellent frontage to The Square and close to other shops and amenities plus the free car park making it a great trading position. Internally there is the main salon room and reception, a private treatment room, a kitchen area, store and WC. The property also has a cellar accessed from a door off the salon but this isn't currently used. The current rent received is £400 pcm.

There is no outside space as such with the property although it does own part of the lane to the side which gives access to a neighbouring property.

The premises is on a leasehold basis (999 years from approx. 2009/10) but the purchase does include the freehold for the building which covers this property and two residential flats above.

Please see the floorplan for room sizes.

Rateable value: £4750 – This is not the amount you will pay, most small businesses will be able to claim relief to reduce business rates that are under £15,000.

Utilities: Mains water, electric, telephone & broadband

Drainage: Mains drainage

Heating: Electric

Listed: Yes Grade II

Tenure: Leasehold flat but the purchase comes with the ownership of the freehold for the building.

Insurance split 3 ways as is any maintenance on an ad hoc basis.

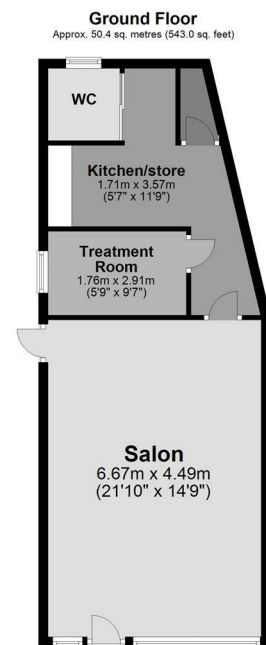
DIRECTIONS : Entering North Tawton from the A3072 at De Bathe Cross, proceed into the town down High Street until you reach the town square (clock tower). The salon will be found on the left hand side – Angels. There's on street parking and a free public car park a couple of doors down on the left under an arch.

NORTH TAWTON is a small town, built alongside the banks of 'The River Taw'. Settlements in and around the 'Taw Valley' experience a haven-like quality, between the often steep-edged hillsides – a contrast to other areas of more open farmland. The town has a selection of shops, a primary school, The Fountain and The White Hart pubs and an undeniably pretty square. For more choice, by way of facilities the larger town of Okehampton is only 5 miles up the road – where access to the A30 dual carriageway (a link to the City of Exeter) can also be found. North Tawton, as with many Devon towns has a prime medieval church, with a west spire adorned with oak shingles. The town is also known for its superb creamery. The Taw Valley Creamery (est 1974) produces award-winning cheeses, revered locally and nationally.

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: helses.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.



Total area: approx. 50.4 sq. metres (543.0 sq. feet)

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