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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









54 Exeter Road, Exmouth, EX8 1PZ

Offers invited £39,950

**** NEW TO MARKET...TODAY **** EXETER ROAD, EXMOUTH **** A truly exceptional opportunity to acquire this fully developed and enhanced thriving local hairdressers business situated and fully established within the heart of Exmouth's Town Centre. The business has enjoyed this successful " trading position " as a hairdressers for several decades. The current sole proprietor has worked tirelessly in moving the business to its current successful business position over the last 3 years. The business enjoys a full and established client base with clients now ranging in all age brackets. The business is " FOR SALE " to include all fixtures and fittings * Assured Lease * All working stock and the entire client base plus interactive business Facebook page and exclusivity to the long established telephone number. There is huge potential to expand the business further, there are 2 treatment rooms to the rear of the salon with income yield one of which already has a paying tenant. The business currently operates with 2 working chairs however has the opportunity to have several other working chairs. The current owner is fully committed to the success of the business until a safe pair of hands is found to take her creation and passion forward. Very sadly the current owner has no option but to leave her current environment due to an allergic reaction to chemicals which is now seriously affecting her health. A fantastic opportunity for a hairdresser dedicated to their profession to literally walk in to a FANTASTIC BUSINESS WHICH QUITE LITERALLY HAS BEEN BUILT ON RECOMMENDATIONS **** Please contact Sarah Dunn personally who is dealing with the sale. 01395 720022 Sarah Dunn sarah@sarah-dunn.co.uk

LOCATION



EXETER ROAD is set in an easily accessible and prestigious location within close proximity of Exmouth's wonderful Sandy beach in the popular town of Exmouth. Exmouth is situated on the South Coast of East Devon, where the River Exe meets the sea. Exmouth itself is a traditional resort with promenade, elegant Georgian architecture and a bustling centre. The town offers a diverse selection of shops, places to eat and activities for all age groups. Exmouth has also recently enjoyed the benefit of a brand new Marks & Spencer's food hall. There is top quality water sports such as wind surfing and kite surfing and fantastic routes for cycling and walking. The town has a two mile sandy beach and popular marina as well as a train station with a direct line to Exeter. Exeter Airport also gives a direct route to London City Airport. There is reputable schooling for all ages plus a private school. The Cathedral City of Exeter is only 11 miles away with the M5 motorway close by.

GENERAL DESCRIPTION

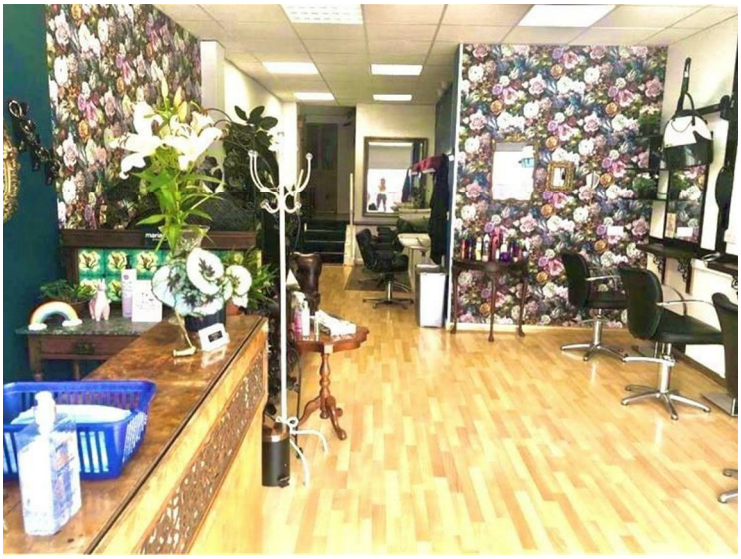


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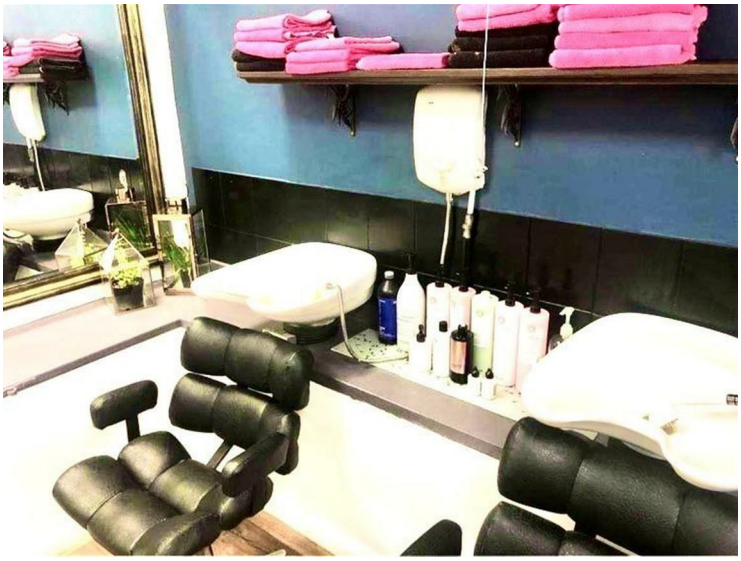
INTERNAL PHOTOGRAPH



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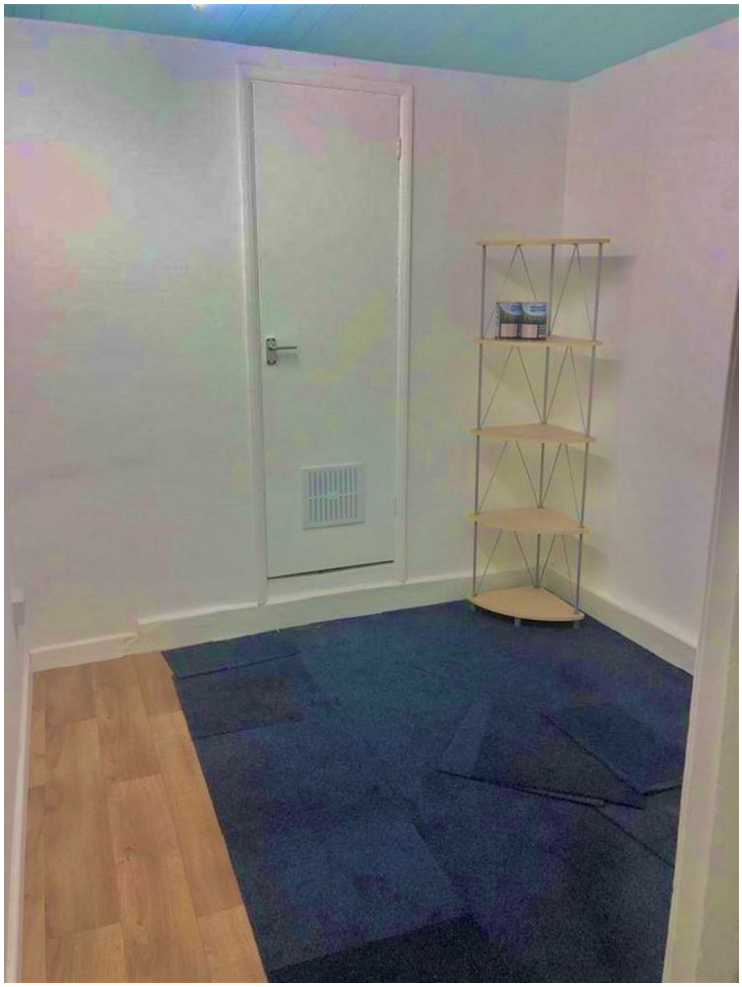
INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



ONE OF THE TREATMENT ROOMS



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



KITCHEN



CLOAKROOM/WC

INTERNAL PHOTOGRAPH



EXTERNAL PHOTOGRAPH



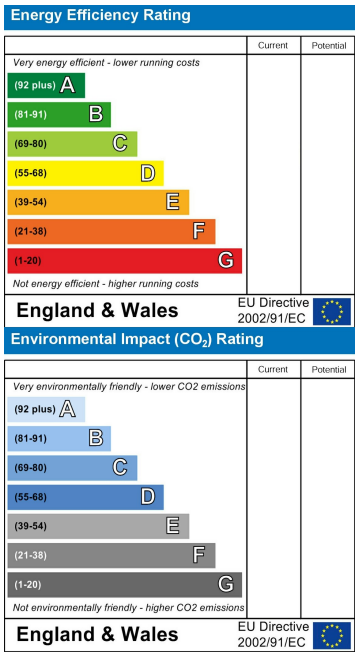
EXMOUTH HARBOUR



ACCOMPANIED VIEWINGS ALWAYS AVAILABLE SEVEN DAYS A

We hold the keys to this property at the offices of Sarah Dunn & Co Estate Agents and viewings are always available SEVEN DAYS A WEEK. 01395 720022.





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