



3A, Beachfield Avenue, Newquay, , TR7 1DP

EPC -

david ball
Agencies

A fantastic opportunity to purchase a well established hair and beauty business with an enviable position located in the heart of Newquay. The salon is being offered as a walk in and ready to operate business.
Leasehold £50,000 ingoing
£9,500 per annum rent

Agents Note

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

The Situation

Beachfield Avenue is located just off the main Bank Street Precinct in the heart of Newquay. The property is in a great trading location across from Costa Coffee and is in close proximity to Towan Beach, Newquay Sea Life Centre and the newly regenerated Kilacourt.

The Business

A well established hairdressers located in the heart of Newquay. This is a turn key business to allow the lucky new leaseholder just to walk in and start operating.

The Lease

The remainder of a 7 year lease dated June 2021

Trading Area

24'6" x 12'6" irregular in shape (7.47m x 3.81m irregular in shape)

Sealed unit UPVC double glazed entrance door. Double glazed window. Counter with storage under. Shelving unit Small shelving unit. Wooden effect flooring. Inset ceiling lighting. Five work stations. Five over sized mirrors. Range of power points. Wooden storage cupboard. Two glass shelves.

Colour Area

7'10" x 4'1" (2.39m x 1.24m)

Wall hung coat hook rack. Shelving. Wooden cupboard. Inset ceiling lighting.

Corridor

6'11" x 2'6" (2.11m x 0.76m)

Leading to back wash room. Storage cupboard. Door to WC. Door to back wash room.

WC

7'7" 3'3" (2.33 1.00)

Wooden door. Low level WC with top flush. Wall mounted sink with hot and cold taps. Wall mounted mirror. Towel rail. inset ceiling lighting.

Back Wash Room

10'0" x 8'9" (3.05m x 2.67m)

Wooden door with coat rack. Wooden effect flooring. Feature towel storage unit. Two back wash stations with Mira electric shower units. Storage shelving. Two mirrors. Range of power points. Glass shelving.



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