



2, Union Square, St. Columb, TR9 6AP

david ball
Agencies

BUSINESS FOR SALE An exceptional opportunity to acquire a fully equipped and furnished, highly successful beauty salon located in the heart of St Columb Major, Cornwall. This turnkey business is ready for the fortunate new owner to step in, open the doors, and start operating immediately.
£50,000 ingoing £9,000 per annum rent.

£50,000 Leasehold

Key Features

- Well Established Beauty Salon Business
- Extensive Client Base
- All Year Round Trading
- New Lease with Terms to be Agreed
- Located in Busy Area
- Turnkey Business
- All Stock and Equipment included in Sale
- £9,000 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

The property is situated in Union Square in the heart of St Columb Major a historic market town named after Saint Columba of Cornwall, a 6th-century figure also known as Columb. This lively town is famous for its traditional game of hurling, a medieval sport once popular across Cornwall. Today, hurling is uniquely preserved in St Columb and St Ives, featuring an energetic contest between the Townsfolk and the Countrymen.

The seaside resort of Newquay lies just 6 miles away, while the bustling market town of Wadebridge is within 7 miles. Conveniently, Newquay International Airport is only about 3.5 miles from St Columb Major, offering flights to a range of destinations.

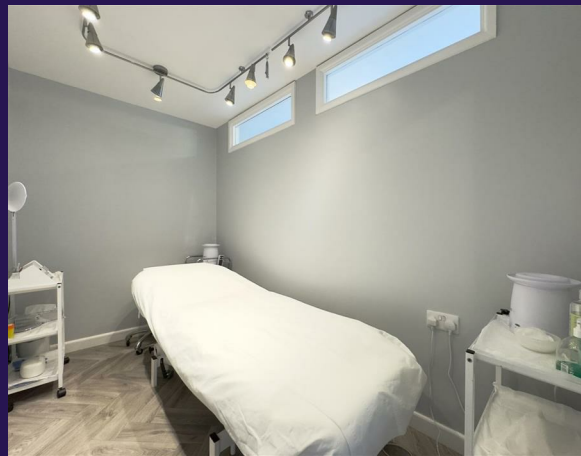
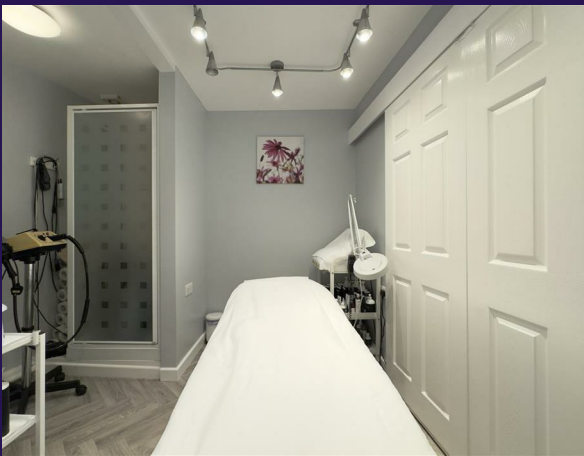
The Property

A well-established business situated in the heart of St Columb Major. The property features a reception area, two treatment rooms, a sunbed room, and a kitchen. The current owner has built a thriving enterprise, and the property is being offered fully furnished and stocked, providing the fortunate new occupant with a turnkey opportunity to begin operations immediately.

The Lease

A new full repairing and insuring lease with terms to be agreed. Each side to be responsible for their own legal fees.





Reference Requirement

A status enquiry from the incoming tenants bank will be sought

Reception Area

Wooden entrance door. Wooden reception desk with shelving under. Shelving to walls. Wifi/data point. A range of power points. Wooden effect flooring. Ceiling light fitting.

Manicure Station

Storage cupboard housing electric meter. Continuation of wooden effect flooring. Feature light fitting. Manicure station fully equipped. Stool. Two leg supports. One wicker chair.. High level windows to treatment room. Power points. Wall mounted electric heater.

Tanning Room

5'0" x 6'4" (1.54m x 1.95m)

Continuation of wooden effect flooring. E7 Ultra upright sunbed. Token coin meter. Stool

Treatment Room One

9'11" x 5'5" (3.03m x 1.66m)

Continuation of wooden effect flooring. Feature ceiling track lighting. Treatment couch and stool. Trolley and two wax pots. Trolley and Carlton professional electrolysis machine. Power points.

Treatment Room Two

5'8" x 9'3" (1.74m x 2.84m)

Continuation of wooden effect flooring. Feature track lighting. Beauty trolley and lamp. Wax trolley and wax pot. Treatment couch and stool. Pedestal sink with hot and cold taps. Further wax trolley and wax pot. G5 massage machine. Portable manicure station. shower cubicle with shower, riser bar, hose and head. Wall mounted electric heater.

Hallway

Continuation of wooden effect flooring. Shelving. Wall mounted electric heater. Doors to subsequent accommodation.

Kitchen

5'10" x 6'9" (1.79m x 2.06m)

Two storage units . Stainless steel sink with hot and cold taps and drainer with shelving over. Extra high level storage A range of base units. Florescent strip lighting. Door to

WC

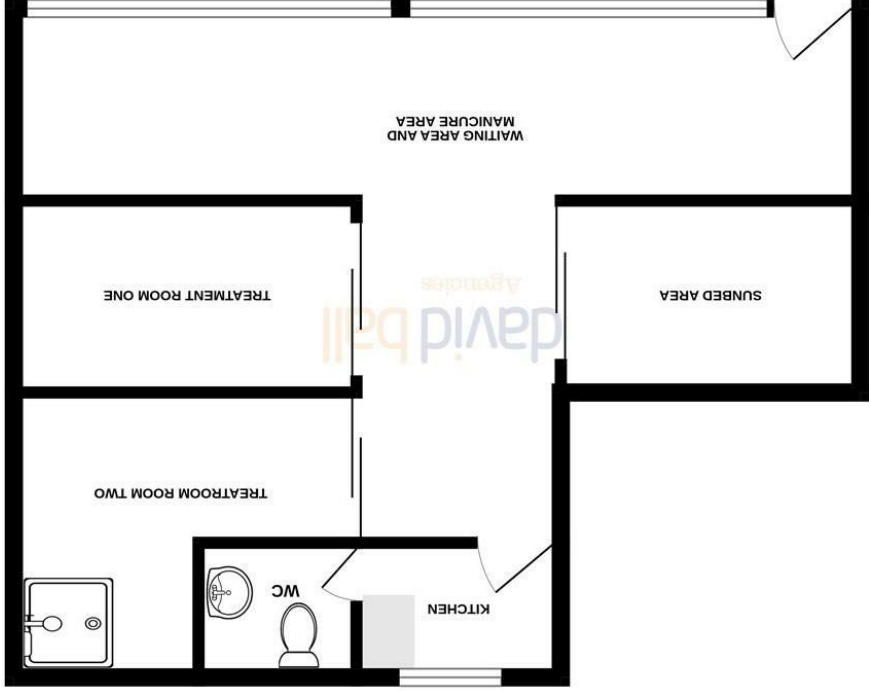
3'2" x 2'5" (0.99m x 0.75m)

Saniflo WC with top flush. Overhead storage. Wall mounted sink with hot and cold taps and mirror over. Tiled walls. Continuation of wooden effect flooring. Ceiling mounted light fitting.

Council

Cornwall Council, Penwinick Road, St Austell (0300 1234 100)

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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