



RODNEY'S HAIR SALON, BOHELLA ROAD, ST MAWES, TR2 5DL.

Accommodation
Small Forecourt, Salon / Retail Area
Rear Utility, Separate WC

OFFERS IN REGION OF **£200,000**

Freehold

Viewing only by appointment with H Tiddy

This is a very rare opportunity to acquire a freehold business premises in the award-winning village of St Mawes. This hairdressing salon has been established since 1977 and has been very much part of the local community over the years. There is now a huge scope and opportunity to establish a new business. The shop is located just off the waterfront in St Mawes, moments from the harbour and all other village amenities. It is accessed at ground level, just off Bohella Road.

With some beach and coastal views, the shop is on one level, with a large retail area and plenty of natural light from the windows to the side and the glazed entrance door with glazed side panel. To the rear is a separate room with space and plumbing for a washing machine, tumble dryer, and wash basin. There is also a separate wc. This area would be an ideal space to create a shower or kitchen area, subject to the necessary consents. Outside, to the front, is a small forecourt area and also a storage locker (in need of some attention).

The shop is classed as Business Use 'E' which comes under the classification as a shop, hairdressers, café, offices etc. As the present owner has decided to retire, the shop is being sold as a vacant possession, freehold property. A wonderful business opportunity to establish yourself in this prominent village on the Roseland Peninsula. Subject to any necessary consents, there may be potential for further development therefore presenting an excellent investment.

Location Summary – (distances and times are approximate). Truro – 10 miles via car ferry. Falmouth – 25 minutes by passenger ferry or 15 miles by car ferry. Newquay Airport – 29 miles with flights to London Heathrow (70 minutes), and Manchester (80 minutes). St Austell - 15 miles with London Paddington 4 hours by rail. Plymouth – 58 miles. Exeter - 97 miles.

Location – St Mawes

This enchanting south facing harbour village is found on the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty, with much of its surroundings owned by the National Trust. The village is centred round its quaint harbour, its own beaches and Castle. It has a good wide range of amenities, which are open all year, including butchers, bakers, convenience store, post office / newsagent, doctors, hairdressers, dentist, pharmacy, village hall, church, delicatessen and clothing shops including Fat Face. The village also has two public houses, and an excellent range of cafes, restaurants, art galleries, gift and ice cream shops.

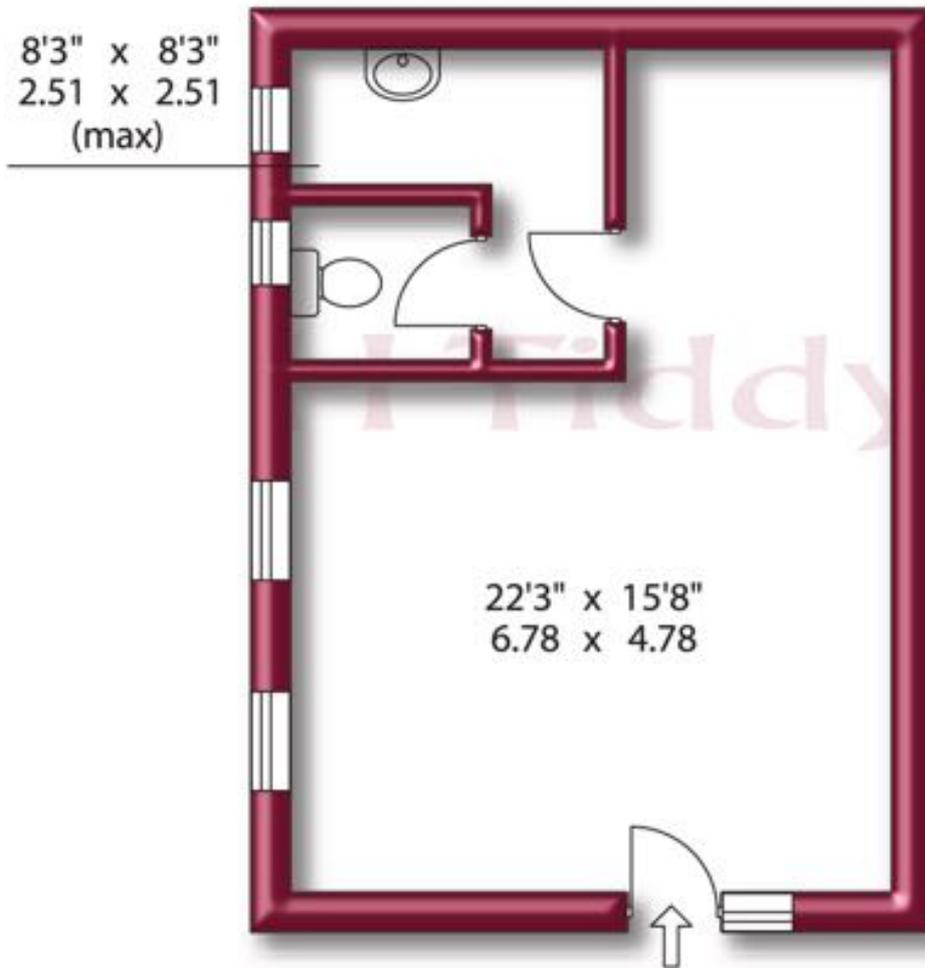
St Mawes has long been one of the West Country's more desirable and exclusive destinations, with Olga Polizzi's Hotel Tresanton and the recently re-modelled Idle Rocks Hotel both luring the rich and famous. The village has superbly varied and accessible sailing waters and an active sailing club with a full programme of village regattas, club races and various national championships to cater for all ages.

In a wider context, Cornwall has been enjoying a renaissance offering a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, the Tate Gallery and Truro Cathedral. Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Falmouth and Padstow), Jamie Oliver (Fifteen), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow), and the Roseland's own Chris Eden at the Driftwood, Rosevine.





Approx Gross Internal Floor Area = 350 Sq. Feet
= 32.45 Sq. Metres



For illustrative purposes only. Not to scale.

General Information

Services

Mains water, electricity and drainage. Electric storage heater. Telephone points. NB: the electrical circuit, appliances and heating system have not been tested by the agents.

Energy performance certificate rating C. Council tax band – Business Rated.

Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property.

General Data Protection Regulations: We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our office in St Mawes.