

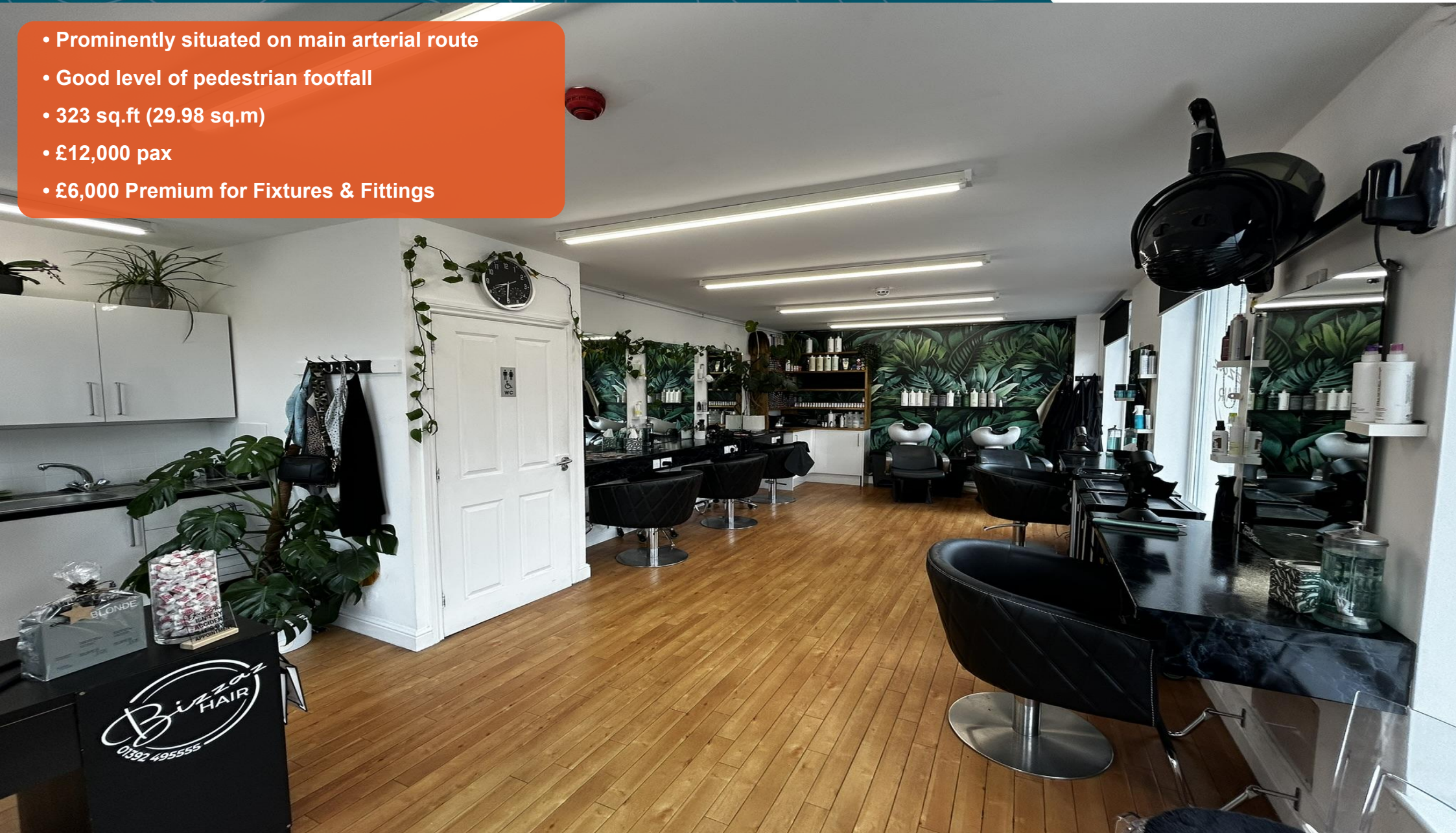
# TO LET

## Prominent & Attractive Modern Salon Premises

Ground Floor, 8 Inglewood House, Sidwell Street, Exeter EX4 6AN



- Prominently situated on main arterial route
- Good level of pedestrian footfall
- 323 sq.ft (29.98 sq.m)
- £12,000 pax
- £6,000 Premium for Fixtures & Fittings



To Let | Code 12405

[brutonknowles.co.uk](http://brutonknowles.co.uk)

# TO LET **Prominent & Attractive Modern Salon Premises**

Ground Floor, 8 Inglewood House, Sidwell Street, Exeter EX4 6AN



## Location

These modern attractive hair salon premises are prominently situated close to Sidwell Street roundabout and Old Tiverton Road, one of the city's main arterial routes. There is a good level of pedestrian footfall with local residents and students commuting on foot to the central shopping area, which is close by. St James' railway station and Exeter bus station are also within easy walking distance of the salon. The area is characterised by a number of local independent retailers including The Sunset Society Café, C & D Appliances, the Continental Food Store as well as national chains such as Richer Sounds and Coop Food.

## Description

The premises form part of the ground floor of a modern apartment block. The salon benefits from a wide double glazed pedestrian entrance with a return frontage incorporating four large windows providing an advertising/ display opportunity as well as providing a good degree of natural daylight. The salon is well-presented, with primarily white painted walls and ceiling with an accent wall which is currently wallpapered with a botanical theme. The floor has a hardwood effect floor covering which complements the decorative finishes. There are a range of quality fitted units providing useful floor and wall mounted storage and space for a free-standing fridge below the worksurface, which incorporates a stainless-steel sink with mixer tap and an easy clean splash back behind. The salon has five cutting positions each with a large wall mounted mirror and a generous and deep storage shelf, complete with power sockets and docking positions for a hairdryers and styling equipment. There are two back-washes installed, and a useful product shelf above. The salon also benefits from a bespoke colour bar which comprises two useful storage units with a hardwood counter and product shelving above.

A doorway leads to a well-presented single WC and ceramic handwash basin. Within the WC area is the Hyco unvented Powerflow hot water system for the premises.

## Services

The salon benefits from mains water, drainage and electricity. There is an air-conditioning unit installed adjacent to the entrance. There is a fire alarm panel, and an RCD protected electric consumer board. None of the services have been tested by the agents.

## Terms

The premises are available on a new contributory Full Repairing and Insuring lease for a term to be negotiated. The premises will be available to rent from 1<sup>st</sup> August 2026.

## Initial Rent

£12,000 per annum exclusive payable monthly in advance by standing order.

## Rent Deposit

A three months' rent deposit is required.

## Premium

The sum of £6,000 is sought for the use of the existing salon fixtures and fittings which belong to the landlord. Photographs will be taken at the commencement of the lease and the tenant must keep them in no worse condition (fair wear and tear accepted) and replace any items which become beyond repair. This does not include the adjustable bucket chairs shown in the photographs which are available to purchase separately by negotiation from the current tenant.

## VAT

The property is not elected for VAT, and no VAT is payable on the rent.

## Business Rates

Rateable Value: £7,000 (from 1st April 2026).

Description: Cafe and Premises.

We recommend that any interested party make their own enquiries with the Valuation Office Agency at; <https://www.gov.uk/find-business-rates>

## Utilities

The utilities are metered and the tenant shall be responsible for payment directly to the utility company.

## Energy Performance Certificate

The energy performance certificate rating is C55. The full certificate and recommendations can be provided on request.

## Viewing

All viewings must be arranged through Bruton Knowles and accompanied by the letting agent.



# TO LET

## Prominent & Attractive Modern Salon Premises

Ground Floor, 8 Inglewood House, Sidwell Street, Exeter EX4 6AN



### Contact:

Iain Biddlestone BSc (Hons) MRICS

Partner

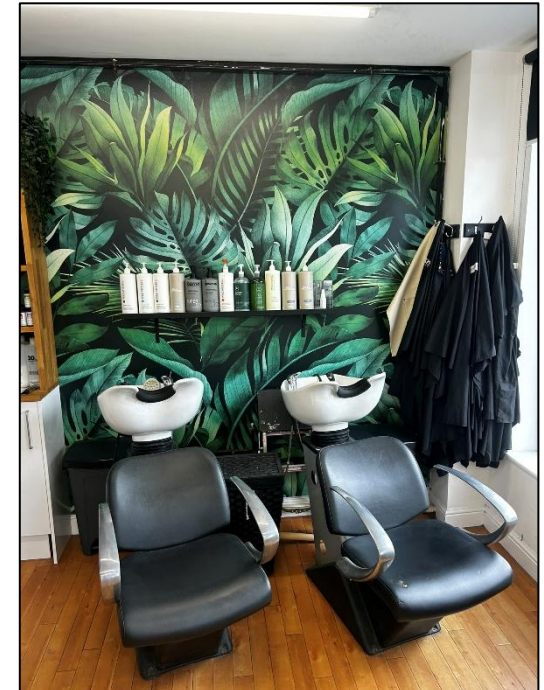
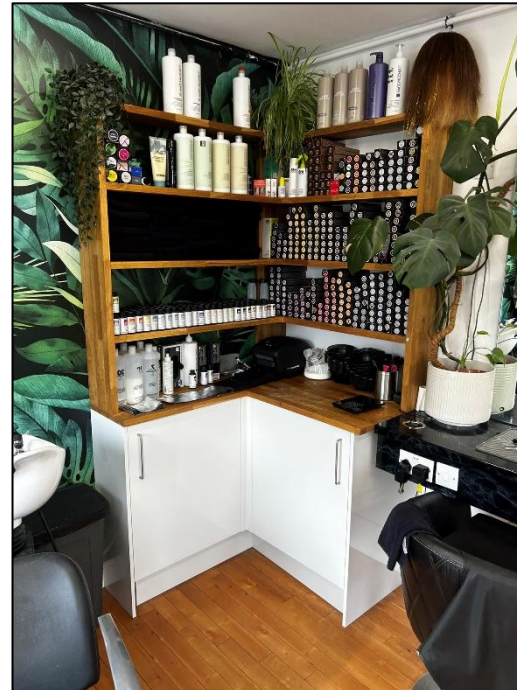
T: 01392 251171

E: [iain.biddlestone@brutonknowles.co.uk](mailto:iain.biddlestone@brutonknowles.co.uk)

### Exeter office:

17 Barnfield Road

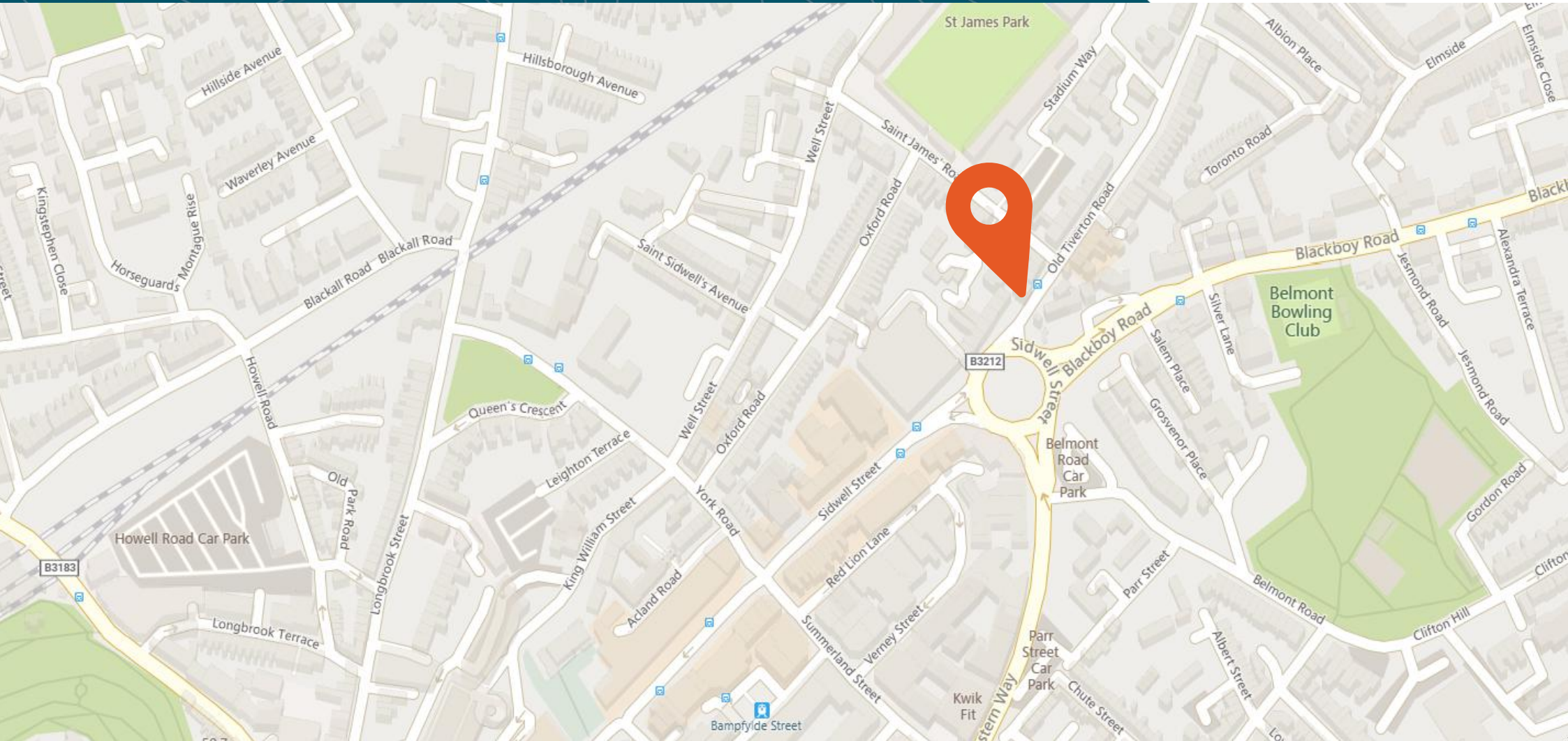
Exeter EX1 1RR



# TO LET

what3words [calls.lazy.alert](https://www.what3words.com)

Ground Floor, 8 Inglewood House, Sidwell Street, Exeter EX4 6AN



**Regulatory** Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

**Disclaimer** Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

Bruton Knowles Limited registered in England and Wales with registered number 12481998. Registered Office Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF



To Let | Code 12405

[brutonknowles.co.uk](https://brutonknowles.co.uk)