

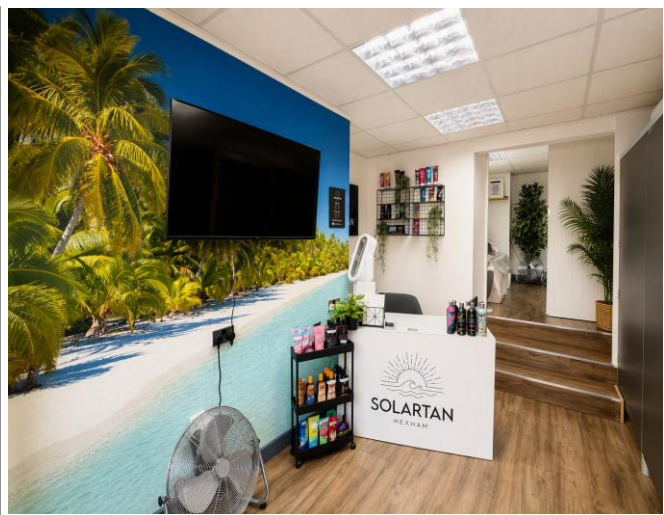
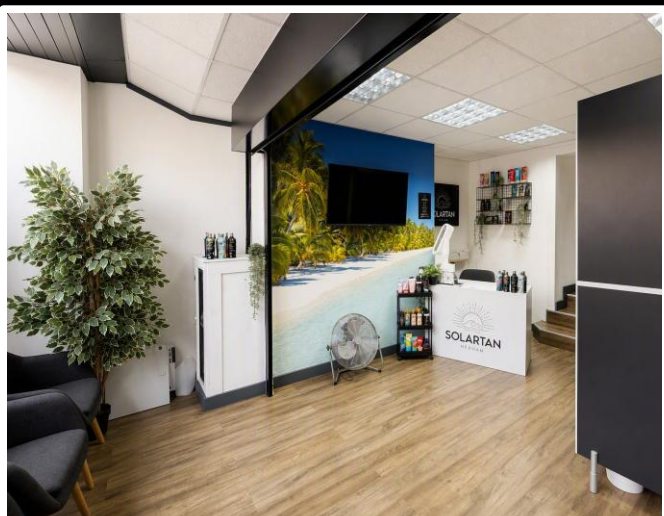


- Freehold tanning salon business
- Modern salon extending to 36 sq. m. (387.5 sq. ft.)
- Turnover circa £50,000 per annum
- Established business, opened March 2024
- Prominent town centre location on Hencotes
- Suitable for alternative commercial uses, subject to consent

Solartan
10A Hencotes, Hexham,
Northumberland NE46 2EJ

Tanning Business
Tenure: Freehold
Price: £110,000

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Location

The business occupies a prominent trading position at 10 Hencotes, Hexham, Northumberland NE46 2EJ, in the heart of Hexham town centre. Hencotes is one of the town's principal commercial thoroughfares, benefiting from high levels of pedestrian and vehicular traffic throughout the day. Hexham is an attractive and affluent Northumberland market town, serving a wide catchment area from the surrounding towns, villages and rural communities. The property is conveniently situated within easy walking distance of Hexham Bus Station, Hexham Railway Station, and the town's extensive range of retail, leisure and professional services.

Nearby occupiers include a strong mix of national retailers, independent businesses, cafés, restaurants and professional firms, providing a vibrant trading environment. Hexham benefits from excellent transport links via the A69, connecting Newcastle upon Tyne and Carlisle, making it a popular destination for residents, commuters and visitors alike. This central location offers excellent visibility, accessibility and exposure, making it an ideal position for a customer-facing business.

Description

Solartan Hexham represents an excellent opportunity to acquire an established and well-presented tanning business together with a freehold commercial property in a prominent town centre location.

We are delighted to offer to the market this freehold ground floor tanning salon situated at 10A Hencotes, Hexham, Northumberland. Trading as Solartan, the business opened in March 2024 and has quickly established a loyal and growing customer base, benefiting from strong levels of repeat business and an excellent local reputation.

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The property extends to approximately 36 sq. m. (387.5 sq. ft.) and comprises a modern open-plan salon fitted out to a high standard, together with W/C facilities. The salon is attractively presented throughout with contemporary décor, reception area and customer waiting space, providing a welcoming environment for clients.

The business is currently equipped with one Luxura laydown sunbed and one Luxura stand-up tanning unit, both of which are held under lease agreements at a combined cost of approximately £250 per month. The salon also generates additional income through the sale of tanning lotions and related products.

Due to its modern fit-out, established customer base and prominent town centre position, Solartan offers an ideal opportunity for an owner-operator, investor or entrepreneur seeking a turnkey business with scope for continued growth.

Alternatively, the freehold premises may be suitable for a variety of alternative commercial uses, subject to any necessary consents. Early viewing is highly recommended to appreciate both the quality of the fit-out and the potential this business and property have to offer.

Floor Area

36 sq. m. (387.5 sq. ft.)

Tenure

Freehold





Opening hours

Monday: Closed
 Tuesday: 10:00am – 5:00pm
 Wednesday: 10:00am – 5:00pm
 Thursday: 10:00am – 6:00pm
 Friday: 10:00am – 6:00pm
 Saturday: 10:00am – 3:00pm
 Sunday: Closed

Turnover

We have verbally been informed the business is turning over circa £50,000 per annum.

Staff

The business is currently operated by a team of four part-time self-employed staff members, together with one casual employee, enabling the business to run efficiently on a day-to-day basis.

Rateable Value

The 2026 Rating List entry is Rateable Value £4,150

Price

£110,000

Viewing Arrangements

Strictly by appointment through this office.



Information Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value.
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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Prepared 19th August 2026

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