

Salon at Riviera International Centre

Ref No: 4283

Chestnut Avenue, Torquay, Devon, TQ2 5LZ



Salon Unit Available on Fully Inclusive Rental Basis

Located in the Riviera International Centre

Gross Internal Area Approx. 18.76m² (202 sq ft)

Suitable for Beauty and Salon Users. Alternative Uses will be Considered

Eligible for 100% Small Business Rates Relief

Monthly Rental of £350

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DESCRIPTION

A manageable salon/beautician's space in the Riviera International Centre. The salon consists of two rooms of approximately 18.76m² (202 sq ft). Ready for immediate occupation, the salon would suit a hairdresser or beautician looking for a lockup unit on an all-cost inclusive basis. This is an ideal opportunity for a start-up business looking for affordable space to grow their business.

Access to the salon is via the newly refurbished reception entrance of the Riviera International Centre and benefits from the facilities offered by the Centre, including use of the café, toilets and parking space for a member of staff. Pay and display parking is also available at the centre for use by clients and visitors.

The accommodation briefly comprises:-

ROOM 1

12' 9" x 7' 11" (3.88m x 2.41m)

With laminate wood style flooring and a floral feature wall. Tenants may wish to decorate the salon to their tastes.

ROOM 2

13' 9" x 7' 4" (4.20m x 2.24m)

With laminate wood style flooring, the room has water plumbed in and formerly had a hand wash basin at the back of the unit.

WC FACILITIES

There are WC facilities available just down the hall from the Salon.

UTILITIES

Rent is inclusive of all utility costs. The salon has an electric and water supply and heating is supplied via a central heating service.

PARKING

The salon comes with 1 parking space in the allocated section of the Riviera International Centre. Pay and display parking is available directly outside the building for customers and clients.

TENURE

The office is available by way of a new internal repairing and insuring lease with exact terms to be agreed on negotiation.

RENT

The salon is offered to let at £350 per calendar month. Rent is inclusive of Heating, Lighting, Electric, Water Rates, Buildings Insurance, Maintenance and Service Charges.

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit www.lettingbusinesspremises.co.uk



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