

5 Tor Hill Road

Ref No: 4235

Torquay, Devon, TQ2 5RN



Immaculate Salon Premises in Central Torquay

Newly Beautifully Refurbished and Ready to Trade

Retail Area Approx: 37m² (400 sq ft)

A Great Opportunity to Walk in to a Brand New Facility

Suitable for Various Beauty/Treatment Uses

Ingoing Premium £12,000

Interested in this property?

T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



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LOCATION

The property is located on Tor Hill Road in the central area of Torquay. Tor Hill Road benefits from a dense resident population and plenty of professional service offices in the immediate vicinity.

The property has for many years traded successfully as a Hair & Beauty Salon and it is considered that there is still reputational advantage attached to this. The property retains many of the Salon fixture and fittings and would therefore be very easily made ready to trade up to a high standard.

DESCRIPTION

The property comprises a ground floor main salon area with counter reception, waiting area, electric points, mirrors and backwash plumbing.

The accommodation briefly comprises:-

MAIN SALON AREA

14' 0" x 30' 6" (4.27m x 9.3m)

REAR STAFF/TREATMENT AREA

With **KITCHENETTE** and **MALE & FEMALE WC'S**

PREMIUM

£12,000 to include fit out and fixtures.

TENURE

The property is offered to let on a new Internal Repairing and Insuring lease. Exact lease terms to be agreed by negotiation.

RENT

£8,500 per annum.

RATEABLE VALUE

2017 List: £4,169

Please note: This is not Rates Payable. Eligible Small Businesses will be entitled to 100% Rate Relief, meaning no Rates Payable. Interested parties are advised to contact the Billing Authority, Torbay Council.

COSTS

Each party are to bear their own legal costs in any transaction.

EPC RATING C

VIEWING

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



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www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
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IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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