

# 13 Tor Church Road

Ref No: 4047

Torquay, Devon, TQ2 5UP



## Lock Up Barber Shop – Ready to Trade

Frontage 4.71m, Depth 4.86m

Mixture of Trade Items to be Left

Staff Room, WC with Wash Hand Basin

Suitable for Other Uses (Subject to Consent)

Monthly Rental of £350

Interested in this property?  
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## LOCATION

Located to the rear of Lucius Street, Tor Church Road is situated between Torquay's principal holiday accommodation area and the town centre. The area is popular with a variety of occupiers including retailers, service industries and cafes. The road benefits from a stretch of hour-long parking.

## DESCRIPTION

Run as an established barber shop for a number of years, the unit is in a ready to trade condition for the next tenant. The unit consist of a retail area of approximately 20m<sup>2</sup> (215 sq ft) and staff room with WC and hand wash basin.

The accommodation briefly comprises:-

## RETAIL AREA

### WIDTH

15' 5" (4.71m) Narrowing to 7' 9" (2.35m)

### DEPTH

15' 11" (4.86m)

## STAFF ROOM

With WC and wash hand basin.

## TERMS

The property is available by way of a tenancy at will for a minimum period of 12 months, at a rent of £350pcm.

## BUSINESS RATES

The unit has recently undergone renovation and will be needing to be reassessed for business rates.

However, we are advised that the unit should be eligible for 100% small business rates relief. Interested parties are advised to contact the agents, Bettesworths for further information.

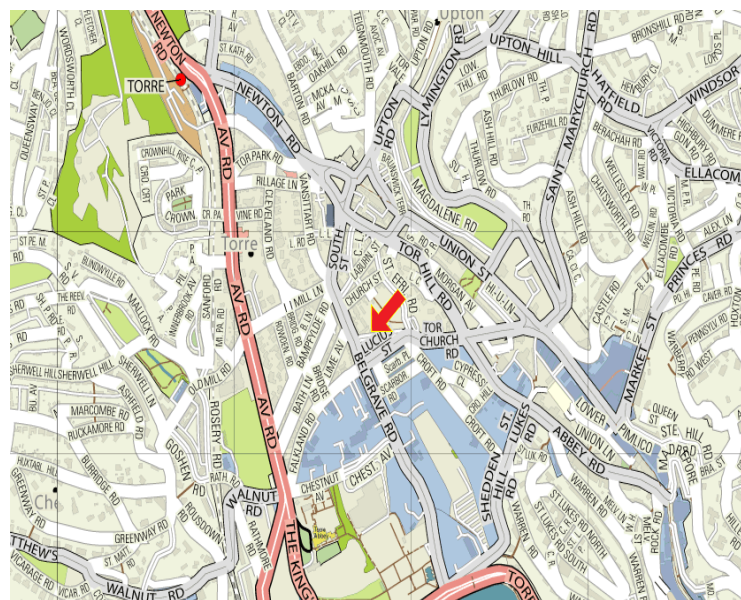
## EPC RATING C

## 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](http://www.lettingbusinesspremises.co.uk)



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