

57 Abbey Road

Ref No: 4276

Torquay, Devon, TQ2 5NQ



Nil Ingoing Hair Salon in Torquay Town

Vacant Hair Salon Unit Needing Furniture and Equipment

Opportunity for a Start-up Hairdressing/Beauty Business

In a Highly Visible Location Close to the Town Centre

Suitable for a Variety of Other Uses (Subject to Consent)

Annual Rental of £7,000

Interested in this property?
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DESCRIPTION

Located on Abbey Road, the unit is in a highly visible location benefitting from the one-way system, which guides Torquay's Town Centre traffic out to the seafront and harbourside.

The unit has been renovated recently to create a high standard hair salon, with space for 5 work stations, two hair wash stations and an already fitted WC. The previous tenant has removed their trade equipment and stock which leaves the unit as an empty shell ready for a new business to fit out with their desired furniture and equipment.

This unit offers a fantastic opportunity to a hairdresser or beautician looking to set up their own business. Alternative uses will also be considered, subject to necessary consent.

The accommodation briefly comprises:-

SALON

17' 3" x 13' 3" (5.27m x 4.03m)

With wall hung mirrors, exposed wooden floor boards, variety of lighting.

Opening to:-

HAIR WASH AREA

14' 1" x 10' 10" (4.30m x 3.31m) (max)

Space and plumbing for two hair wash stations, with half tiled walls and smart lino flooring.

Door to:-

WC

TENURE

The property is available by way of a new full repairing and insuring lease. Exact terms to be agreed on negotiation.

RATEABLE VALUE

2017 List: £3,550

Please note this is not Rates Payable. 100% Rates Relief available for eligible parties. Interested parties are advised to make their own investigations with the Local Billing Authority, Torbay Council.

SERVICES

We are informed that property is connected to electric, water and mains drainage. Bettesworths have not tested these facilities and interested parties are advised to make their own investigations as to the suitability of these services.

EPC RATING E

VIEWING

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

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.leasingbusinesspremises.co.uk



www.bettesworths.co.uk
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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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