

ZAZU
HAIR DESIGN



NO.8

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01803 293893

Zazu Hair Design

8 Lucius Street, Torquay, Devon, TQ2 5UN



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**Hair Salon Located on a Popular Shopping Parade
Smartly Decorated, 4 Dressing Stations, 2 Back Wash Stations
Suitable for Other Uses Such as Nail Bar & Beauty Salon
Turnkey Operation with Huge Potential
Genuine Retirement Sale**

LOCATION

Lucius Street has a vibrant mix of independent occupiers and being located close to the main town centre of Torquay, the seafront and Torquay's principal holiday accommodation area, Lucius Street is a very convenient trading location.

DESCRIPTION

Zazu Hair Salon is located on Lucius Street. The salon is lavishly decorated with ornate mirrors, opulent wallpaper and Rocco style chaise longue. The salon comes with a range of equipment to include a Clymazon heat lamp, UV steriliser, equipment for colouring, towels and gowns. The salon is also fitted with a commercial stand up Tansun Vitesse sunbed which currently has only 114 hours of use. The sunbed is available via separate negotiation. Since Covid the salon has traded 'by appointment only' using the online booking and payment system 'Ovatu' which can be transferred to the next owner if required. The salon provides a fantastic opportunity for the next owner to expand the trading hours, the online presence and build a prosperous business. The premises would also suit a Nail Bar and/or a Beauty Salon.

Ref No: 4823

£5,000 Leasehold

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The premises comprises:-

Frontage with large picture window and side entrance leading to:-

SALON

Reception desk, customer seating area, 4 dressing stations with styling chair and gold ornate wall mounted mirror. Two back wash stations and 2 hood dryers. Area sectioned off for the tanning machine.

KITCHENETTE

LAUNDRY ROOM

CUSTOMER & STAFF CLOAKROOM

LOWER GROUND STORE ROOM

This is a secure, large, dry lockable independent room, accessed via the rear of the property. Housing the Combi Boiler.

GENERAL INFORMATION

TENURE

The premises is available via negotiation for a new internal repairing and insuring lease at a rent of £6,500 per annum. The ingoing tenant will be asked to provide references.

BUSINESS RATES

2023 List: £5,900.

Please note this is not Rates Payable. 100% Small Business Rate Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

EPC RATING C

INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners personal effects.

STOCK

Stock in trade will be taken over by the purchaser at valuation on the day of completion.

VIEWING

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

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29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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