

23 Market Street

Ref No: 4900

Torquay, Devon, TQ1 3AF



Town Centre Ground Floor Salon To Let

Net Internal Area Approx. 28m² (301 sq ft)

Would Suit a Wide Variety of Uses (Subject to Consents)

100% Rates Relief Available for Eligible Parties

Viewing Highly Recommended

Annual Rental of £5,700

Interested in this property?
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DESCRIPTION

Situated on Market Street, the premises is well placed to benefit from the footfall, generated from the Union Square Shopping Centre. The unit is position, highly visible to the large volumes of traffic that flow through the town, thanks to the one-way system down Union Street.

Previously occupied by a hairdresser, the unit is well suited for another beauty professional looking for an affordable unit to trade from. Although well suited to beauty usage, the premises is available for other commercial uses, subject to necessary consent.

The accommodation briefly comprises:-

RETAIL AREA

27' 8" x 11' 1" (8.44m x 3.37m) (max)

STORE

4' 10" x 4' 8" (1.48m x 1.41m)

WC

TENURE

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

RENT

The rent is £5,700 per annum (Excl VAT), payable monthly in advance.

BUSINESS RATES

2023 List: £4,100.

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

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



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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