

36 Tor Hill Road

Ref No: 5505

Torquay, Devon, TQ2 5RF



Affordable Unit with Existing Salon Fit Out

Suitable For a Variety of Uses (Including Dog Grooming)

Gross Internal Area Approx. 64m² (688 sq ft)

Premises Benefits from Installed Water and Plumbing Points

1 Allocated Parking Space to the Rear with Nearby Free Off Street Parking

Annual Rental of £7,000

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LOCATION

The property is located at the top of Torquay Town Centre, just off the town's main high street, providing easy access to all areas of Torquay. Positioned opposite Morgan Avenue leading towards Torre, nearby occupiers include a dance studio, Subway, the offices of Torbay Council, the Town Hall and a variety of independent retailers. The location benefits from convenient local bus routes and the wider amenities of the town centre.

DESCRIPTION

Large, glazed frontage leading into a well-proportioned retail area, with steps down to a secondary open-plan space currently configured with hair washing facilities. The flexible layout can be retained or adapted to suit a variety of alternative uses.

To the rear is a spacious office area with an installed sink, suitable for use as a treatment room or additional workspace. The property further benefits from a WC, kitchenette area, ample ancillary storage and a rear fire exit. The landlord will consider a wide range of uses, subject to planning and proposals, including dog grooming and washing, with the existing layout particularly well-suited to this type of use.

The premises briefly comprises:-

FRONT RETAIL

18' 8" x 12' 10" (5.7m x 3.9m)

SECONDARY RETAIL / WASHROOM

16m² approx. (172 sq ft)

OFFICE / TREATMENT ROOM

12' 10" x 10' 6" (3.9m x 3.2m)

ANCILLARY STORAGE

STORE 1

4' 7" x 2' 7" (1.4m x 0.8m)

STORE 2

5' 7" x 4' 11" (1.7m x 1.5m)

KITCHENETTE

WC

PARKING

One allocated parking space for the shop to the rear.

TENURE

The property is available by way of a new Full Repairing and Insuring lease, with exact lease terms to be agreed on negotiation.

RENT

£7,000 per annum, exclusive.

VAT

The property is not elected for VAT and therefore is not chargeable on rent.

BUSINESS RATES

2026 List: £2,950

Please note this is not 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 Billing Authority, Torbay Council.

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

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.leasebusinesspremises.co.uk

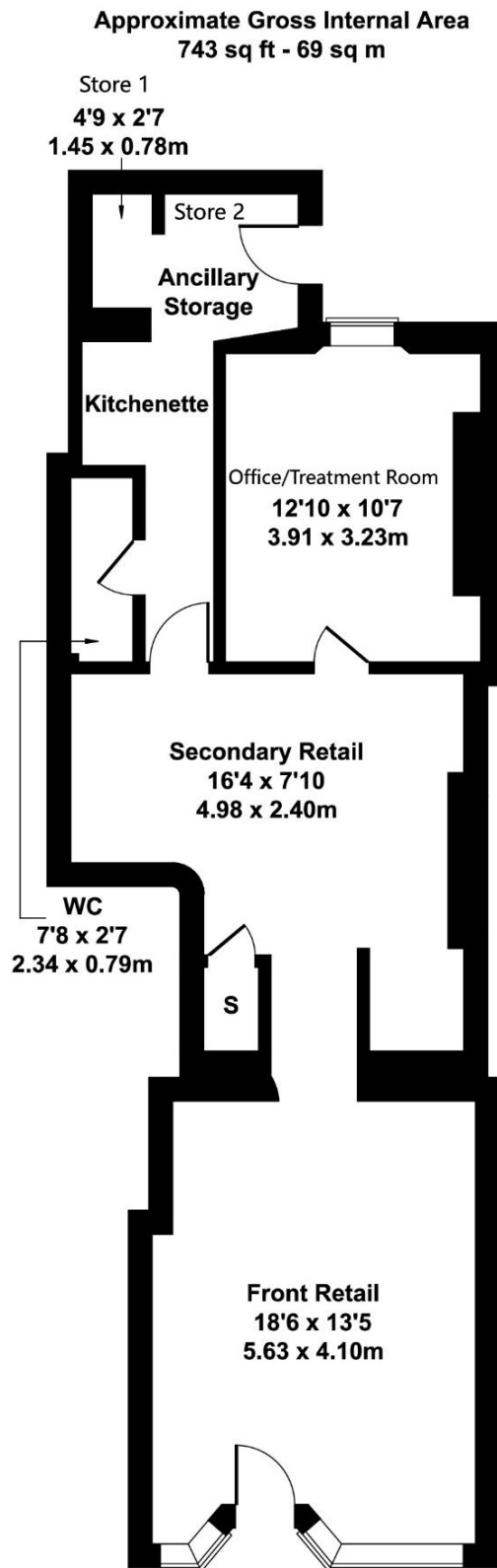
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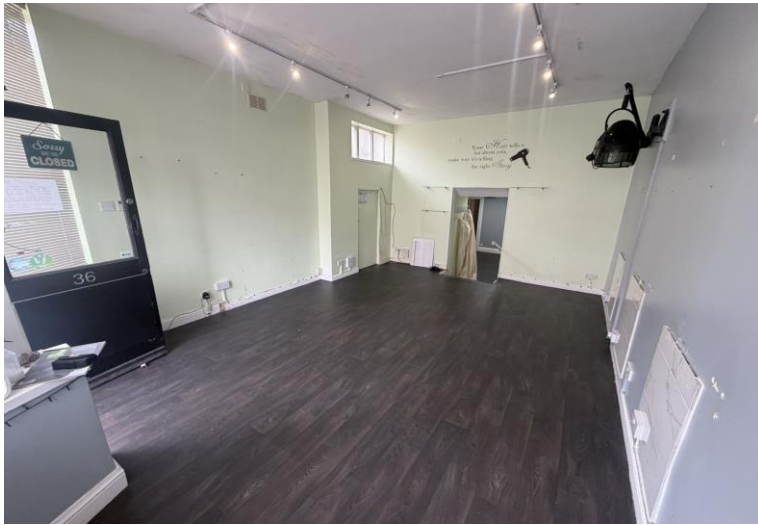
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IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any 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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