

FOR SALE / MAY LET

Available due to Business Relocation

HAIR SALON/ RETAIL/ OFFICE/ TRAINING PREMISES WITH BASEMENT AREA IN A PROMINENT LOCATION IN TORQUAY (POTENTIAL FOR FURTHER DEVELOPMENT – SUBJECT TO PLANNING)

Ground and First Floor Hair Salon / Training centre of 127 sq.m (1,367 sq.ft) plus a
Lower Ground Floor with separate access and suitable for conversion to a Flat

484 BABBACOMBE ROAD, TORQUAY, DEVON, TQ1 1HN



An opportunity to purchase this prominent corner premises fronting Babbacombe Road just a short distance from Torquay Harbour and the Town centre. The premises are laid out on Ground and First floors as a hair salon and more recently a hair and beauty training academy, with the lower ground floor being suitable for conversion to a 1 bedroom flat with separate access, subject to planning consent. The premises are suitable for a variety of potential uses, including further development into residential accommodation subject to all necessary consents

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SITUATION AND DESCRIPTION

The premises are located in a prominent position on the corner of Babbacombe Road and Lisburne Square, close to the Town centre and the recently remodelled harbour and Marina area. The property is in a mixed commercial and residential area with a range of independent traders including a beauty salon, barbers, restaurant, takeaway and a McColl's convenience store. Torquay town centre is a short distance away with The Fleet Walk shopping centre, its bustling harbour and marina. The premises have traded as a hair salon and more latterly as a hair and beauty training academy, but are suitable for a wide variety of potential users subject to the usual consent, including the potential re-development of the 2 upper floors into 2 additional residential apartments.

Torquay is the principal commercial centre and is the largest of the three towns forming the conurbation of Torbay, which has a resident population in excess of 130,000. Torquay benefits from a connection to the A380 dual carriageway which links to the Penn Inn Roundabout at Newton Abbot, where the dual carriageway continues to Exeter and links to the M5 motorway network. Exeter Airport offers regular services to the UK and Continent, with train services available to London - Paddington from Torquay.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

GROUND FLOOR

Salon Area **10.06m x 6.25m (32'10" x 20'6") max**

Windows to one elevation with glazed entrance door. Reception area with counter. Laminate floor. Currently arranged with 8 cutting stations and 3 back wash basins. LED lighting and spotlights.



Kitchen area with range of wall and base units under worktop with inset stainless steel sink unit and single drainer. Fitted fridge.



A separate access is located to the rear with a door to the ground floor and also an access to the lower ground floor.

To the rear of the ground floor retail area is a lobby with stairs leading up to the

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FIRST FLOOR

Salon Training Room **9.59m x 4.43m (31'5" x 14'6") max**
Irregular shaped room with 4 windows to the front. Range of wall and base units to the end wall with worktop and inset stainless steel sink unit and single drainer. Vinyl floor. Wall mounted Aircon unit. 2 back wash basins. LED lighting & spot lights.



LOWER GROUND FLOOR

Accessed either from the Ground Floor or via a separate access from the rear.

Kitchen **3.43m x 3.30m (11'3" x 10'10") max**
Range of wall and base units under worktop with inset stainless steel sink unit with single drainer. Electric oven with gas hob and extractor hood over. Window. Laminate floor. LED lighting.



Office **2.92m x 2.82m (9'7" x 9'3") max**
Window to the side. Radiator. Laminate floor.

Toilet
Large wash hand basin with cupboards under. WC suite. Laminate flooring. Tiled walls. Heated towel rail.

Beauty Room **3.75m x 3.58m (12'3" x 11'9") max**
Window to the side. Laminate floor. Fitted cupboards either side of former fireplace. Fitted wall and base units to one side. Radiator. Wash hand basin.



Toilet
WC suite with wash hand basin with storage cupboards under. Part tiled walls. Extractor.

Shower Room
2 wash hand basins with storage under. Large glazed shower cubicle. Part tiled walls. Double head mixer shower unit. Tiled floor.

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Staff Rest Area **3.78mx 3.48m (12'5" x 11'5") max**
Window to side. Laminate floor. Radiator.



Store Room **2.35m x 1.68m (7'8" x 5'6") max**
Useful Office /store. Laminate floor. LED lighting.

Store Room **4.0m x 2.76m (13'2" x 9'1") max**
Laminate floor. Panelled walls. LED lighting.

PRICE AND TENURE

Offers are sought in the region of £285,000 for the freehold of this spacious three storey premises with development potential, subject to planning, and with vacant possession on completion. We understand that VAT is not payable on the sale price.

Alternatively the Landlord may consider a new 6 or 10 year lease at a rent of £16,950 pax. The Basement can also be available to rent at, further details on request.

SERVICES

We understand that mains water, drainage and electricity are available to the premises.

LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction.

ENERGY PERFORMANCE CERTIFICATE

A commercial EPC summary has been obtained for the premises, a full copy of which is available to download from the web site. The rating is: C 58

BUSINESS RATES

Rateable Value £8,800 (2023 Valuation list)

We understand that qualifying businesses will benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme. To see if you or the premises qualify for this discount please contact Torbay District Council Business Rates Department (01803 201201)

ANTI MONEY LAUNDERING REGULATIONS COMPLIANCE

A successful purchaser will be required to provide proof of identity and address, plus proof of funds to satisfy the Anti Money Laundering requirements when Heads of Term are agreed

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0865)



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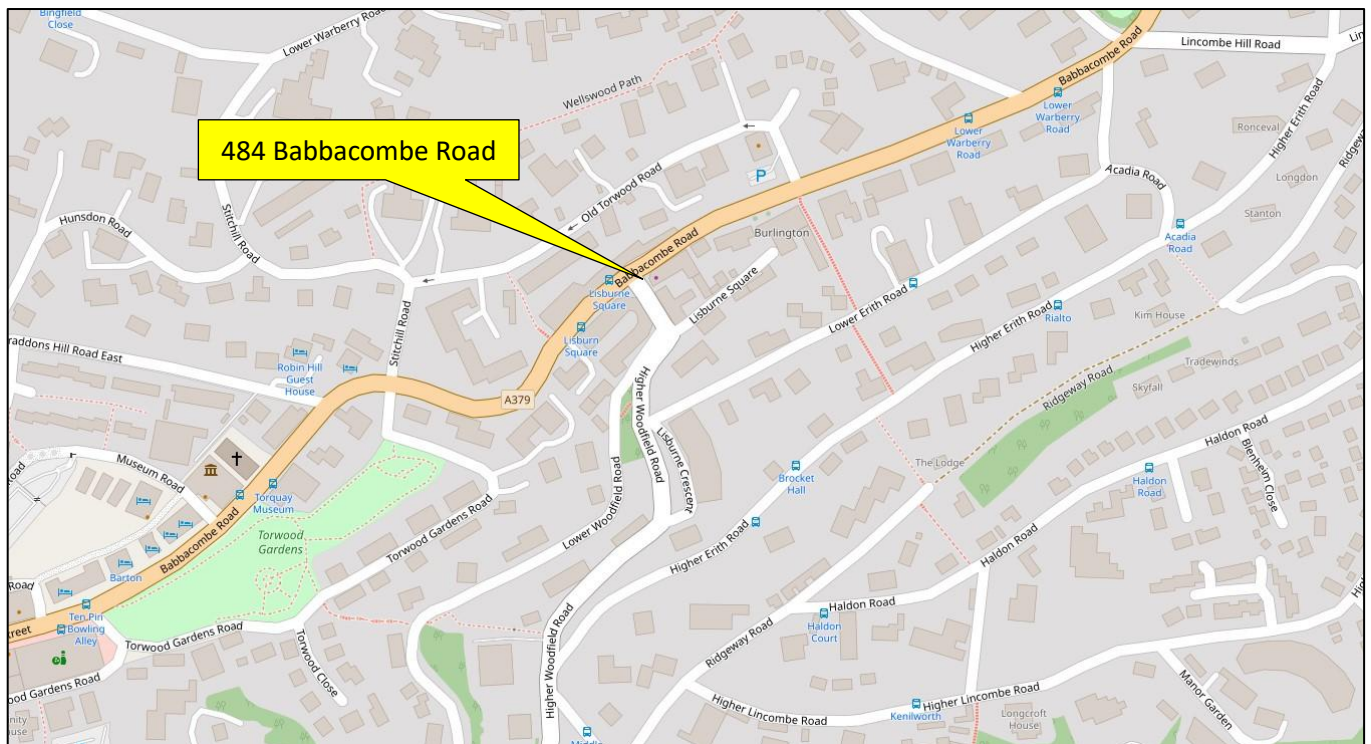
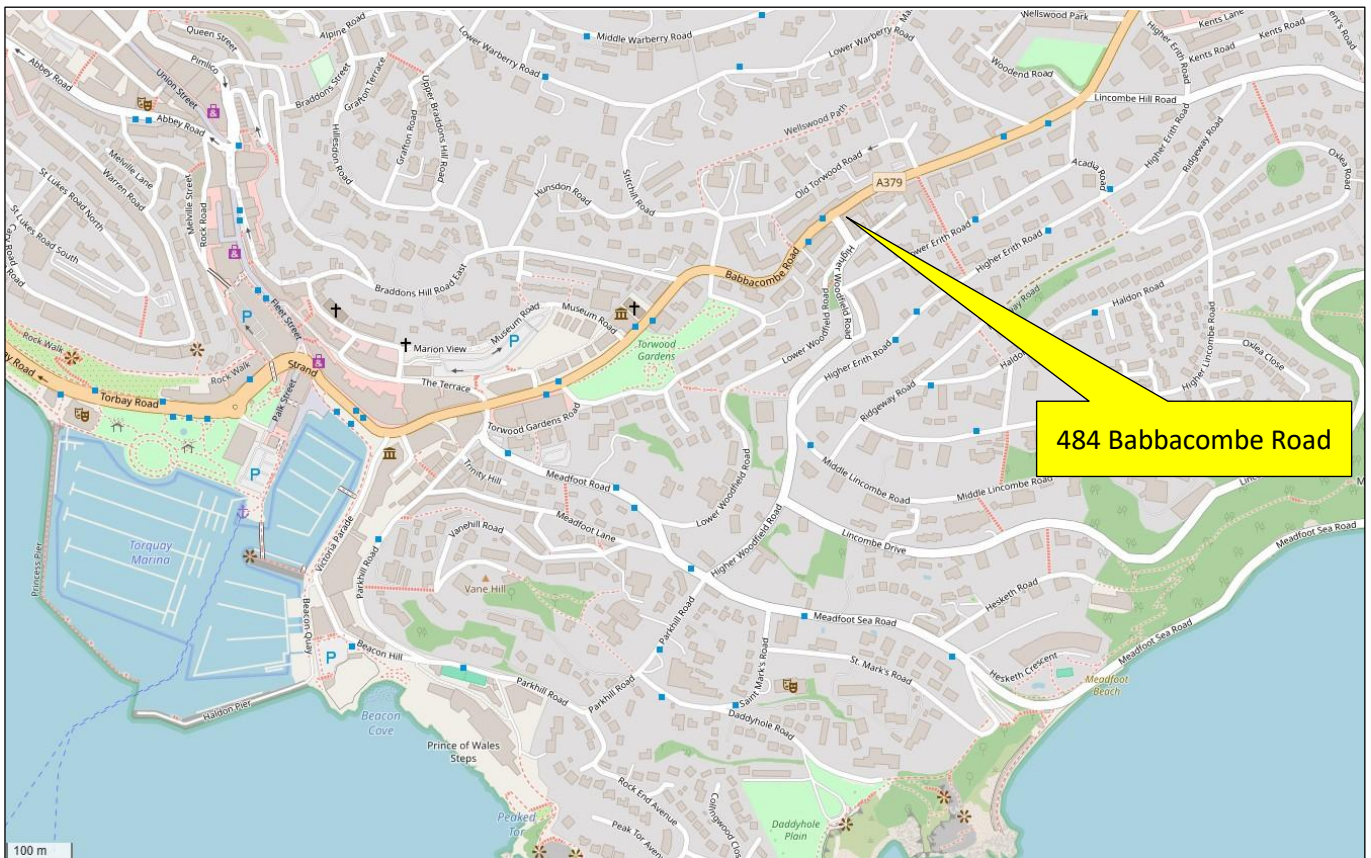
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