

20 Berachah Road

Ref No: 4957

Torquay, Devon, TQ1 3AX



Centrally Located Lock Up Workshop & First Floor Offices

Well Located Close to Torquay Town Centre

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

Gross Internal Area 148.36m² (1,596 sq ft)

Viewing Highly Recommended

Annual Rental of £10,000

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



20 Berachah Road

Torquay, Devon, TQ1 3AX

DESCRIPTION

A popular industrial trading location in Torquay, Berachah Road is situated close to the town centre. Home to a variety of independent business, it is a favoured location for occupiers looking for industrial units in a central location.

The property offers a mixture of accommodation, with both industrial and office space available. The flexible accommodation provides an attractive proposition to wide variety of occupiers, who may choose to use the premises for a wide variety of uses (Subject to consents).

The accommodation briefly comprises:-

WORKSHOP SPACE

ENTRANCE WIDTH

7' 9" (2.36m)

MAX DEPTH

41' 1" (12.52m)

DEPTH AT REAR

18' 10" (5.75m) (max)

REAR PARTITION STORE

WC

FIRST FLOOR OFFICE

18' 7" x 23' 7" (5.66m x 7.19m)

KITCHENETTE

STORE

WC

UNIT 2

Pedestrian access.

GROUND FLOOR OFFICE

8' 0" x 9' 6" (2.45m x 2.89m)

WC

FIRST FLOOR OFFICE 1

13' 2" x 14' 3" (4.01m x 4.35m)

OFFICE 2

16' 10" x 8' 6" (5.13m x 2.59m)

Including **KITCHENETTE**.

TENURE

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

RATEABLE VALUE

2023 List: £10,750.

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.

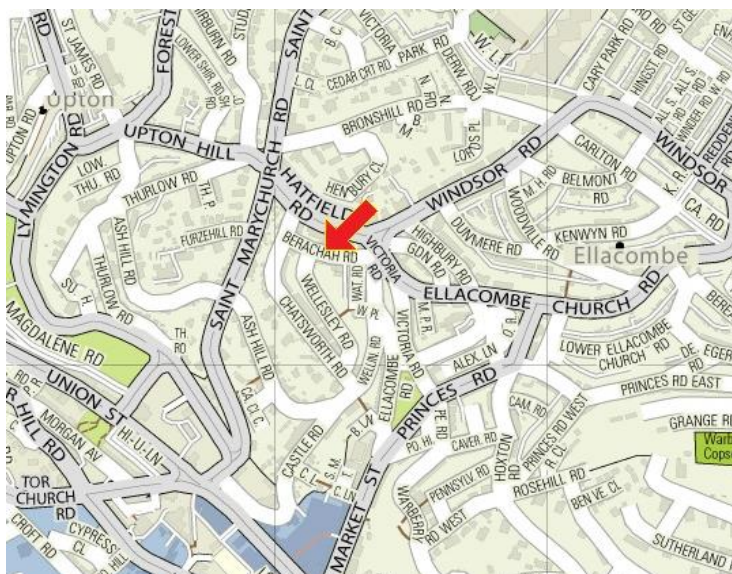
EPC RATING E

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.leasingbusinesspremises.co.uk



www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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.

Interested in this property?

T.01803 21 20 21 bettesworths.co.uk

