

14 Torbay Road

Ref No: 5001

Paignton, Devon, TQ4 6AF



Freehold Commercial Unit in Prime Location

Available with Vacant Possession from 24th November 2024

Accommodation Across Ground Floor & Basement

Suitable for a variety of uses subject to planning

Highly recommended for Investor & Owner Operators

£135,000 Freehold

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LOCATION

Situated on Torbay Road, which connects Paignton town centre to the seafront, the commercial unit enjoys the best of both Paignton's busy retail centre and the more tourist focussed area of town.

Torbay Road is an excellent year round trading location, particularly during the very busy summer months. The area attracts high volumes of tourists from nearby hotels and family attractions and is popular with locals throughout the year. Torbay Road offers an exciting and vibrant range of products and services, varying from fashion, food & drink and gifts.

DESCRIPTION

14 Torbay Road is a ground floor commercial unit which previously traded as successful cafe for over 13 years. The unit consists of a main trade area, kitchen, storeroom, customer toilets and basement storage.

Approximate areas are as follows:-

GROUND FLOOR

GIA Approx. 45m² (484 sq ft)

BASEMENT

GIA Approx. 95m² (1,022 sq ft)

GENERAL INFORMATION

TENURE

Freehold.

The tenants are holding over on an FRI Lease at a rent of £12,250 per annum.

RATEABLE VALUE

2023 List: £8,100.

Please note this is not Rates Payable.

SERVICES

The premises is connected to mains electricity, water and drainage and fitted with a burglar alarm and L2 Zoned fire alarm.

EPC AWAITED

VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

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



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