

# 14 Torbay Road

Ref No: 5001

Paignton, Devon, TQ4 6AF



## Freehold Investment in Prime Location

Recently Let on 5 year Term from 2024

Accommodation Across Ground Floor & Basement

Rent £12,250 Per Annum

Highly recommended Investment Opportunity

£135,000 Freehold

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# 14 Torbay Road

Paignton, Devon, TQ4 6AF

## 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 has been trading as a 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. 45m<sup>2</sup> (484 sq ft)

### BASEMENT

GIA Approx. 95m<sup>2</sup> (1,022 sq ft)

## GENERAL INFORMATION

### TENURE

Freehold.

The shop is held on a 5-year repairing and insuring lease from the November 2024 at a rent of £12,250 per annum.

The tenant is obligated to keep the interior and shop front of the unit in full repair, this includes the entire basement area and the annual maintenance of the sump pumps in situ, and the canopy to the front of the premises.

The Landlord is to arrange adequate property owner's insurance and charge back as Insurance Rent.

### 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](http://www.bettesworths.co.uk)  
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