

250 Torquay Road

Ref No: 5139

Paignton, Devon, TQ3 2EZ



Ground Floor Office/Retail Unit Available To Let

Highly Visible on Busy Traffic Thoroughfare

Suitable for Retail, Office or Alternative Uses (Subject to Consent)

Internal Area of Approx: 81m² (872 sq ft)

Benefitting from On Street Parking & Council Car Park Opposite

Annual Rental of £10,000

Interested in this property?

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LOCATION

Situated on Torquay Road in Preston, the prime link between Torquay and Paignton town centres. This route carries high volumes of traffic between Torquay and Paignton throughout the day. The local parade is highly active with good levels of occupiers including Domino's, Tesco and a number of retailers and professional services this coupled with an abundance of short stay free parking, generates high quantity of footfall along this stretch.

DESCRIPTION

Previously trading as a beauty salon, the unit is well presented and would suit a variety of businesses looking for versatile premises with shop frontage. The unit could also lend itself to use as a retail/showroom and benefits from full height windows and large frontage running around the side of the unit. Internally the unit has been split into a number of individual office rooms with a server/storage room at the back, a kitchenette and a WC.

The accommodation briefly comprises:-

RETAIL AREA	19' 4" x 16' 9" (5.9m x 5.1m)
OFFICE 2	10'1" x 13'1" (3.1m x 4.0m)
OFFICE 3	9'1" x 13'1" (2.8m x 4.0m)
ANCILLARY HALLWAY	14'4" x 11'1" (4.4m x 3.4m) (Max) Leading to:-
SERVER ROOM	4'2" x 7'2" (1.3m x 2.2m)
OFFICE 4	9'5" x 7'2" (2.9m x 2.2m)
KITCHENETTE	3'9" x 6'2" (1.2m x 1.9m)

WC

METER CUPBOARD

TENURE

The property is available by way of a New Fully Repairing and Insuring Lease. Flexible leases offered with exact terms to be agreed by negotiation.

RATEABLE VALUE

The property is assessed for Business Rates as follows:

2023 List: £9,900.

Please note this is not Rates Payable. 100% Small business rates relief is available to qualifying small businesses. Interested parties are advised to contact the Local Billing Authority, Torbay Council.

EPC RATING E

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

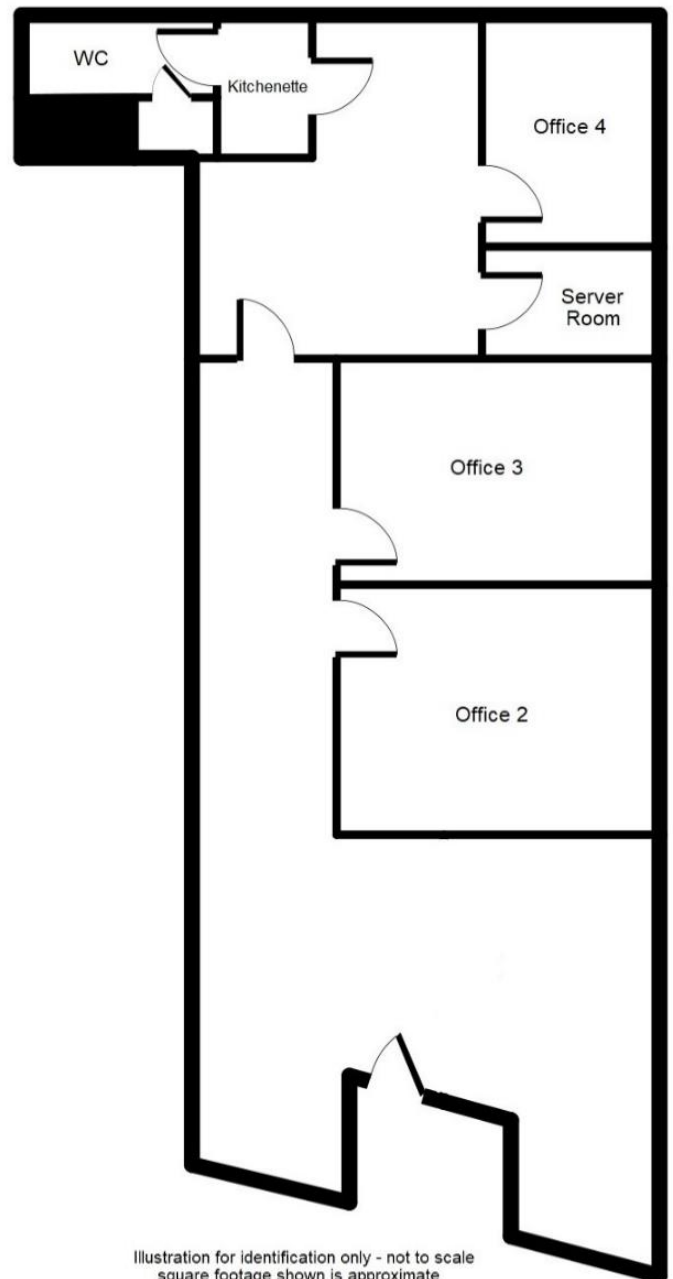


Illustration for identification only - not to scale
square footage shown is approximate
Made with Visual Floor Planner
(c) Bettesworths 2019

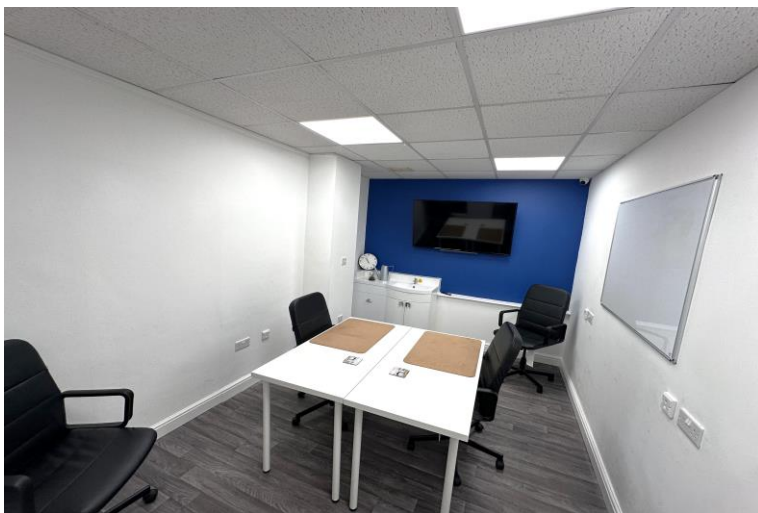
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