

7 Palk Street

Ref No: 5087

Torquay, Devon, TQ2 5EL



Flexible Commercial Premises in Harbourside Location

Accommodation Over Three Floors

Net Internal Area Approx: 67m² (723 sq ft)

Fitted to a Good Standard & Ready for Occupation

Fantastic Location Close to Torquay's Inner Harbour

Annual Rental of £13,000 + VAT

Interested in this property?

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LOCATION

Palk Street is made up of a small parade of commercial units containing a variety of uses. Located on the back of Vaughan Parade which runs parallel to Torquay's inner harbour, the location is very popular among locals and tourists and is busy year-round. The unit itself looks out over an attractive public green, water fountain and the iconic Torquay Pavilion.

DESCRIPTION

Currently arranged as a retail shop, the property has been fitted to a good standard and would be suitable for immediate occupation. With retail accommodation on ground floor, office/ staff facilities on the first floor and storage on the second floor. Retail, office and leisure uses will all be considered (subject to consent).

The accommodation briefly comprises:-

GROUND FLOOR OFFICE

20' 7" x 19' 3" (6.28m x 5.87m)

With attractive wooden shop frontage and large display window. Stairs at the rear, leading to:-

FIRST FLOOR

15' 10" x 11' 11" (4.83m x 3.64m)

Arranged as an office/store with kitchenette and WC facilities.

SECOND FLOOR

15' 10" x 11' 1" (4.83m x 3.39m)

Suitable as additional office or storage space.

TENURE

The property is available by way of a new Effective Full Repairing and Insuring Lease, managed by way of a service charge. Exact terms of the lease to be agreed on negotiation.

BUSINESS RATES

2023 List: £8,500.

Please note this is not Rates Payable. Qualifying Businesses will be eligible for up to 100% Small Business Rates Relief. Interested parties are to make their own enquiries to the Local Billing Authority, Torbay Council.

EPC AWAITED

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

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



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