

# Bronshill Works

Ref No: 5070

R/o Dunmere Road, Torquay, Devon, TQ1 1LR



## Centrally Located Lock Up Workshop & Office

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

Well Located Close to Torquay Town Centre

Net Internal Area 33m<sup>2</sup> (355 sq ft)

Viewing Highly Recommended

£50,000 Freehold

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## LOCATION

The garage unit on Dunmere Road, Torquay, is situated in a convenient residential area, offering easy access to the town centre, making it ideal for both personal or business needs. Nestled in a residential neighbourhood, the location is also close to local amenities. Its proximity to key routes ensures quick and efficient transportation options, enhancing its appeal for users seeking a reliable storage/office solution in the Torquay area.

## DESCRIPTION

The property features a combination of workshop/store and office space, offering flexible accommodation options that cater to a wide range of occupiers. It includes a toilet and a kitchenette for added convenience. The property has parking in front of the garage, allowing for easy loading and unloading. These premises can be customized for personal, and business uses, subject to the necessary consents for a workshop, storage facility or office space.

The accommodation briefly comprises:-

### GARAGE

10' 5" x 21' 4" (3.18m x 6.5m)  
With manual roller garage door.

### OFFICE

15' 3" x 9' 9" (4.64m x 2.96m)  
With kitchenette area.

### WC

4' 8" x 5' 2" (1.42m x 1.58m)

### BUSINESS RATES

2023 List: £3,100

**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.

### LEGAL COSTS

Both parties are to bear their own legal costs incurred in any transaction.

### EPC - TBC

### VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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