

Rear of 141 St Marychurch Road

Ref No: 3532

Torquay, Devon, TQ1 3HW



Storage/Workshop in Plainmoor

Suitable for Various Uses - Hobby Space, Workshop or Personal Storage

Net Internal Area 22m² (236 sq ft)

Eligible for 100% Small Business Rates Relief

Viewing is Highly Recommended

Annual Rental of £1,200

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LOCATION

The storage unit benefits from its own access at the Rear of 141 St Marychurch Road in Plainmoor. The area comprises a busy selection of independent and national retailers including the Crusty Loaf Bakery, Domino's, Morrisons Daily and Lidl with free on street parking.

The location is conveniently located to benefit from the local amenities of the Town Centre and is a short distance from Torre, Torre Station and Babbacombe.

DESCRIPTION

The unit is a connected to the rear of the shop with its own private door to access. The Unit is waterproof and can be used for a number of uses such as storage or a workshop.

The unit is currently separated into 3 room with breeze block walls that support the roof. There is a chance customise the unit with Landlords permission.

OUTSIDE

Reserved car parking and loading areas to the front of the Lock up, is for the Shop tenant only. Access will be granted to the lock up at all times.

LEASE

The property is available by way of a New Lease. Lease Length and Terms to be agreed on negotiation.

BUSINESS RATES

2023 List: £2,400

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.

COSTS

The tenant is expected to contribute towards the Landlord's legal costs for the creation of the lease. advise interested parties to enquire with the agents for up – to date figures.

EPC EXEMPT

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettsworths. 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.lettingbusinesspremises.co.uk



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