

1b Parkfield Road

Ref No: 5215

Torquay, Devon, TQ1 4AL



Centrally Located Lock Up Workshop and Stores

Accommodation Across Ground Floor and Basement with Mezzanine Floor

Gross Internal Area Approx. 104m² (1,119 sq ft) + 28m² (305 sq ft) Mezzanine

Fully Refurbed in 2020 and Recently Redecorated

Well Located Close to Torquay Town Centre – Viewing Recommended

Annual Rental of £8,700

Interested in this property?

T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



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LOCATION

Situated on Parkfield Road, the property is close to Torquay Town Centre, whilst still benefitting from free on street parking and easy access out of Torquay.

DESCRIPTION

Refurbished throughout in 2020, the property offers a ground floor workshop area with a large basement suitable for storage or further workshop space. An additional storage mezzanine is accessed via a ladder from the ground floor workshop. Toilet and Kitchenette facilities are installed.

The property benefits from a 3-phase electricity supply and mains water.

Please Note – Heavy Motor Trade/Garage usage will not be considered.

The accommodation briefly comprises:-

GROUND FLOOR WORKSHOP

Approx 52m² (560 sq ft)

WC

BASEMENT

Approx. 52m² (560 sq ft)

Accessed via a metal staircase. Some internal blockwork pillars break the space up.

KITCHENETTE

Located in the basement.

MEZZANINE STORAGE

Approx. 28m² (305 sq ft)

Accessed via a ladder from the ground floor workshop.

TENURE

The property is available by way of a new Full Repairing and Insuring lease, with exact lease terms to be agreed on negotiation.

RENT

£8,700 per annum, exclusive. Payable monthly in advance (£725 pcm).

BUSINESS RATES

2023 List: £7,100.

Please note this is not the Rates Payable amount.

Eligible parties will be able to claim 100% Small Business Rates Relief. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

VAT

The property is not elected for VAT and therefore is not chargeable on rent.

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

EPC RATING D

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.leasebusinesspremises.co.uk

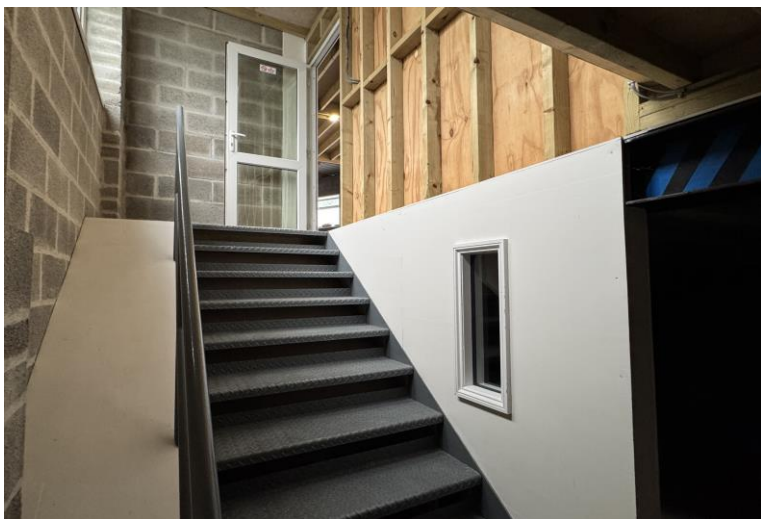
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www.bettesworths.co.uk
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