

31 Babbacombe Road

Ref No: 4795

Torquay, Devon, TQ1 3SB



Smart Office Premises in Sought After Location

Located on a Busy Main Road Prominent Corner Unit

Large Frontage and Raised Display Windows

Office Accommodation NIA: 74m² (797 sq ft)

Rear Store NIA: 43m² (463 sq ft)

Annual Rental of £9,600

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LOCATION

The premises is situated on a highly prominent corner, near to the North end of Babbacombe Road. Babbacombe Road is a main road running through multiple residential locations and connects Torquay's harbourside to St Marychurch and to the coast road to Teignmouth.

Situated in the Babbacombe Downs/ St Marychurch area, the premises is situated in a highly sought after residential and commercial location and is surrounded by other professional occupiers such as Solicitors, Wealth Management, Estate Agents and a variety of other popular retailers and service providers.

Opposite the unit is free short stay parking, with further unrestricted parking on neighbouring roads and a council car park a short walks distance.

DESCRIPTION

The premises has for many years been used as an Estate agent's office and has been fitted out for such usage. It is currently presented as a smart office with neutral design and benefits from a large frontage and display windows. The premises boasts large accommodation, with a main office area, two rear offices, kitchenette & WC facilities and a large store.

The premises is well set up for office use and the storeroom at the rear could be utilised for additional office space. However. Retail and other uses will certainly be considered and interested parties are advised to contact the agents.

The accommodation briefly comprises:-

MAIN OFFICE

26' 4" x 19' 1" (8.03m x 5.81m)

With an entrance area and steps up to the raised main office.

OFFICE

11' 6" x 8' 11" (3.50m x 2.73m)

With window into the main office, providing light and making this a perfect directors office/meeting room.

OFFICE

17' 8" x 10' 2" (5.38m x 3.10m)

KITCHENETTE

8' 10" x 5' 2" (2.7m x 1.58m)

WC

STOREROOM

33' 11" x 13' 10" (10.33m x 4.21m)

TENURE

The property is available by way of a New Full Repairing and Insuring lease with a minimum commitment of 3 years. A rent deposit of 3 months will be required.

COSTS

The tenant is expected to contribute towards the landlord's legal costs for the creation of the lease. We expect this to be circa £1,000+VAT but we advise interested parties to enquire with the agents for up-to-date figures.

EPC RATING D

RATEABLE VALUE

2023 List: £7,900.

Please note this is not the Rates Payable. Eligible parties will be able to claim 100% Small Business Rates Relief on this premises. For further details, parties are advised to contact the agents, Bettesworths.

VIEWING

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

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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