

33 Abbey Road

Ref No: 4842

Torquay, Devon, TQ2 5NQ



Large Commercial Unit Over Multiple Floors

Gross Internal Area Circa. 180m² (1,937 sq ft)

Office, Stores and Workshop Space

Eligible for 100% Small Business Rates Relief

Suitable for a Variety of Uses (Subject to Consent)

Annual Rental of £7,000

Interested in this property?
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LOCATION

Abbey Road is a busy location, linking the one-way system of the town centre up to the bottom of Torre and surrounding areas. The property is situated in the parade of shops on Abbey Road, a short walk away from the Town Centre and its various amenities, making it a popular location for small independent businesses. The location is also favoured among residents for its central location and easy access to the seafront and Torre Abbey Green.

DESCRIPTION

The commercial unit is arranged over three floors and is comprised of a mixture of office, storage and workshop space. Most recently used as a builder's office and store, the unit is well suited for occupiers in need of office and storage space.

The accommodation briefly comprises:-

FRONT OFFICE

16' 1" x 12' 2" (4.89m x 3.72m)

REAR OFFICE

13' 1" x 12' 4" (3.99m x 3.77m)

WORKSHOP/STORE

42' 11" x 14' 10" (13.07m x 4.52m)

Stairs down to:-

STORE

18' 9" x 11' 6" (5.72m x 3.50m)

STORE

12' 2" x 9' 5" (3.70m x 2.86m)

WCS

WORKSHOP/ STORE

32' 9" x 18' 8" (9.98m x 5.70m)

With stairs down and access to Lower Union Lane.

TENURE

The property is available by way of a new full repairing and insuring lease. Exact terms to be agreed on negotiation.

BUSINESS RATES

2023 List: £7,100

Please note that this is not the rates payable amount. Eligible parties will be able to claim 100% Small Business Rates Relief. Interested parties are advised to contact the agents Bettsworths for more information.

EPC RATING B

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the 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.leasingbusinesspremises.co.uk

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