

Britannia Works

Ref No: 5219

Magdalene Road, Torquay, Devon, TQ1 4AF



Flexible Office/Workshop/Storage Unit

Gross Internal Area Approx: 86m² (926sq ft) Over Ground and First Floor

Smart High Quality Fit Out with Kitchenette and WC

Benefitting from Gas Central Heating, 3-Phase Electric & 3 Parking Spaces

Suitable for Office, Storage and Light Commercial Uses

Monthly Rental of £675

Interested in this property?

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



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LOCATION

The property is located in Magdalene Road, an established commercial area in Torquay, close to the Town Centre. Its location is favoured by a number of independent service providers, car mechanics and other storage users.

DESCRIPTION

The property is currently arranged as offices on both ground and first floor but could also be used for light workshop or storage. A roller shutter on the ground floor provides extra security with a UPVC window frontage behind making the ground floor a pleasant working environment when the shutter is up.

The property benefits from gas central heating, 3 phase electricity and 3 dedicated parking spaces in front of the property.

The accommodation briefly comprises:-

GROUND FLOOR ENTRANCE LOBBY

GROUND FLOOR

23' 3" x 14' 11" (7.09m x 4.55m) (max)

KITCHENETTE & WC

Housing gas boiler.

Stairs lead to:-

FIRST FLOOR

32' 7" x 16' 2" (9.92m x 4.94m) (max)

SHOWER ROOM

With new spec corner shower and WC.

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

£8,100 per annum, exclusive. Payable monthly in advance (£675pcm).

BUSINESS RATES

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.

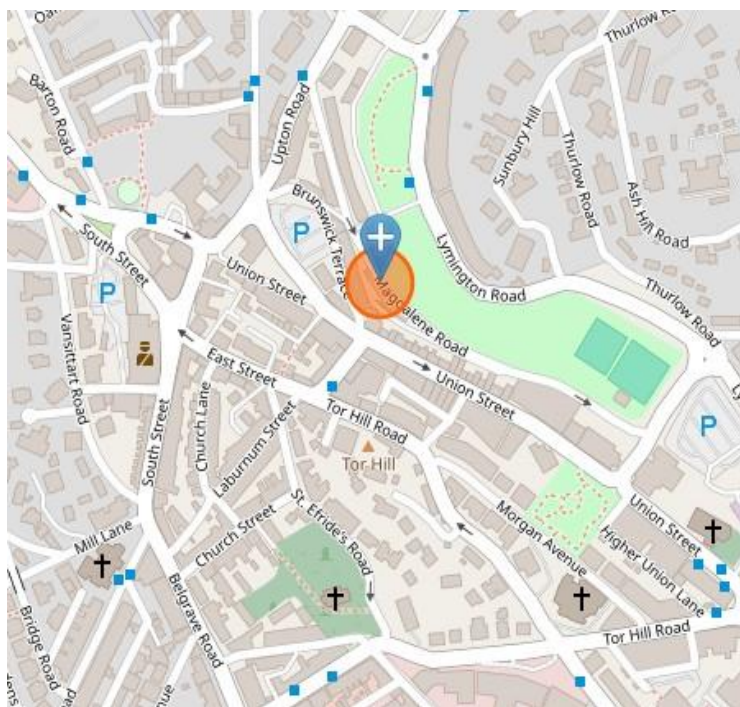
EPC RATING E

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.lettingbusinesspremises.co.uk



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www.bettesworths.co.uk
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