

112 Torquay Road

Ref No: 5153

Paignton, Devon, TQ3 2AH



Ground Floor Retail Unit To Let

Would Suit a Variety of Uses Such as Takeaway or Retail (STC)

Net Internal Area Approx: 35m² (379 sq ft)

Affordable Unit on Primary Road into Paignton

Vacant Possession – With Gas & Extraction Already Installed

Annual Rental of £5,500

Interested in this property?
T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



112 Torquay Road

Paignton, Devon, TQ3 2AH

LOCATION

Situated in a parade of independent traders including retailers, service providers and takeaways. The unit is highly visible from the road due to the continuous traffic flow between Torquay and Paignton.

Paignton Town Centre and Preston are both approximately a quarter of a mile in each direction.

DESCRIPTION

The property comprises a ground floor lock up unit and would suit a variety of uses, the property currently benefits from a gas, connection and extraction system, which would be ideal for a takeaway/catering business.

The accommodation briefly comprises:-

NET FRONTAGE

15' 1" (4.6m)

KITCHEN/TRADE AREA

16' 1" x 15' 9" (4.9m x 4.8m)
22m² (236 sq ft)

Leading to:-

STORE

15' 1" x 9' 6" (4.6m x 2.9m)
13.3m² (143 sq ft)

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.

BUSINESS RATES

2023 List: £3,250.

Please note this is not Rates Payable. 100% Small Business Rates Relief will be available to eligible parties. Interested parties are advised to contact the Local Billing Authority, Torbay Council. Tel: 01803 207207.

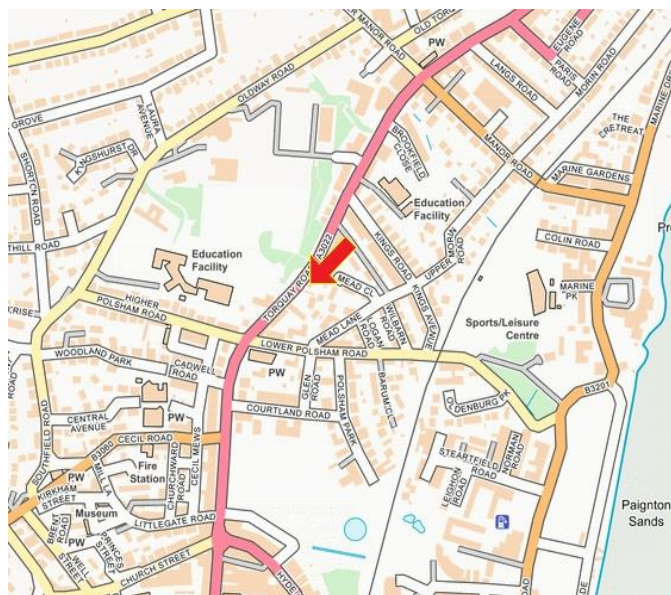
EPC RATING C

VIEWING

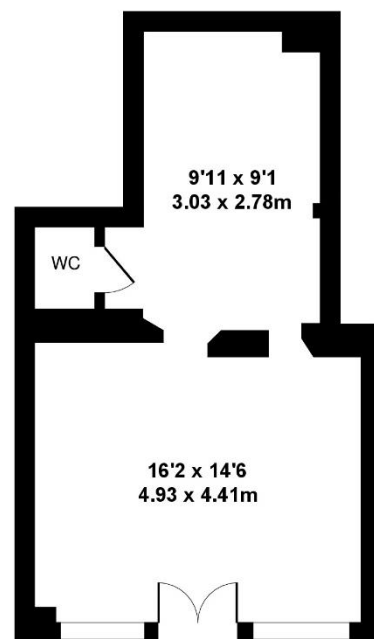
Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

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



Approximate Gross Internal Area
388 sq ft - 36 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Interested in this property?

T.01803 2120 21 bettesworths.co.uk



112 Torquay Road

Paignton, Devon, TQ3 2AH



www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



RICS®

IMPORTANT NOTE: Messrs Bettsworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettsworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?

T.01803 2120 21 bettesworths.co.uk



Family Business
3 Generations
Since 1943