

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 21 20 21 bettesworths.co.uk



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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.

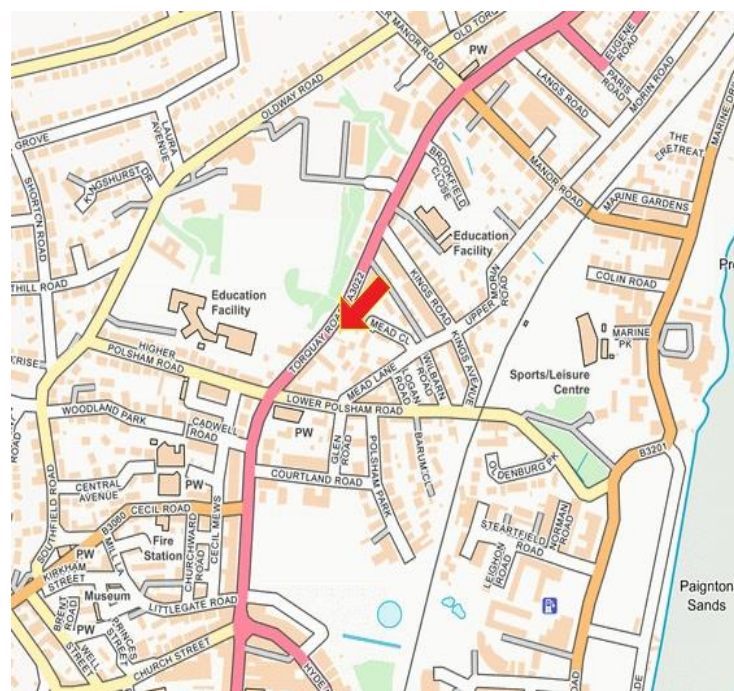
EPC RATING C

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.lettingbusinesspremises.co.uk



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