

# 40 Torwood Street

Ref No: 4198

Torquay, Devon, TQ1 1EB



## Commercial Unit in Highly Desirable Trading Location

Ground Floor Only Approx: 112m<sup>2</sup> (1,205 sq ft)

Suitable for a Variety of Uses (Subject to Necessary Consent)

Available on a New Lease – Terms to be Agreed

Rental Incentives/Rent Free Period Available

Starting Rent of £17,000 Per Annum

Interested in this property?  
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## LOCATION

Situated on Torwood Street, the premises is in close proximity to and well positioned to benefit from the high footfall and high levels of traffic generated via Torquay Town Centre and Harbourside, approx. 200 yards distant.

Torwood Street itself boasts a broad range of occupiers including the Hilton Hotel, quality independent eateries, professional services and retailers. Further development is due to happen in the area over 2022, with a new Premier Inn under construction on The Terrace behind.

## DESCRIPTION

Previously trading as McColls, a convenience store and Post Office, the unit is now stripped, ready for fit out. The shop would suit a variety of uses, subject to necessary consents.

The unit consists of Ground Floor Retail (approx. 112m<sup>2</sup>), with a new WC to be installed.

The accommodation briefly comprises:-

## RETAIL AREA

26' 3" x 49' 5" (8.01m x 15.07m) (max)  
Approx. 112m<sup>2</sup> (1,205 sq ft)

## RENT

The unit is available on a stepped rent, starting at £17,000 for year 1 and rising to £18,000 in year 2 and £19,000 in year 3.

## TENURE

The property is available on a new lease, with exact terms to be agreed on negotiation. Interested parties are advised to speak to the agents Bettsworths for further information.

## RATEABLE VALUE

2023 List: £20,750.

**Please note this is not Rates Payable.** Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

## EPC RATING C

## VIEWING

Viewing 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](http://www.leasingbusinesspremises.co.uk)



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