

# 1 Vaughan Parade

Ref No: 4207

Torquay, Devon, TQ2 5EE



## Versatile Commercial Space in Prime Harbourside Location

Gross Internal Area Approx. 92m<sup>2</sup> (990 sq ft)

Enviably Location on Torquay's Harbourside

Suitable for a Variety of Uses (Subject to Consent)

Viewing Highly Recommended

Annual Starting Rent of £10,000

Interested in this property?

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## LOCATION

The unit is located on Vaughan Parade, on Torquay's picturesque inner Harbour. The location is favoured by many occupiers and has a range of licensed & leisure, professional and retail operators. The area is currently the subject of upcoming investment and the harbourside area is soon to be a focus point of the town and Torbay.

The town centre and its amenities are easily accessible and the location is serviced by local bus services and car parks.

## DESCRIPTION

Formerly used as a betting shop, the unit is arranged as a ground floor only unit with an office style fit out. The unit could be suitable for a number of alternative commercial uses and interested parties are advised to speak to the agents Bettesworths for further details.

The premises comprises:-

### TARDE AREA

85m<sup>2</sup> (914 sq ft)

### STAFF ROOM

8' 2" x 7' 10" (2.5m x 2.4m)

Door to:-

### STAFF WC

### DISABLED WC

### WC

### TENURE

The unit is available on a new effective FRI lease, with exact terms to be agreed on negotiation.

### USAGE

Currently listed as a Betting Shop under Sui Generis of the Town & Country Planning (Use Classes) (Amendment) Regulations 2020.

Permitted development to be used as a Class E establishment should be possible.

Interested parties are advised to speak to the agents Bettesworths for any further information.

### RENT

A proposed step rent over a three-year period.

Year 1 - £10,000 per annum.

Year 2 - £12,500 per annum

Year 3 Onwards - £15,000 per annum.

### RATEABLE VALUE

2023 List: £25,750

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

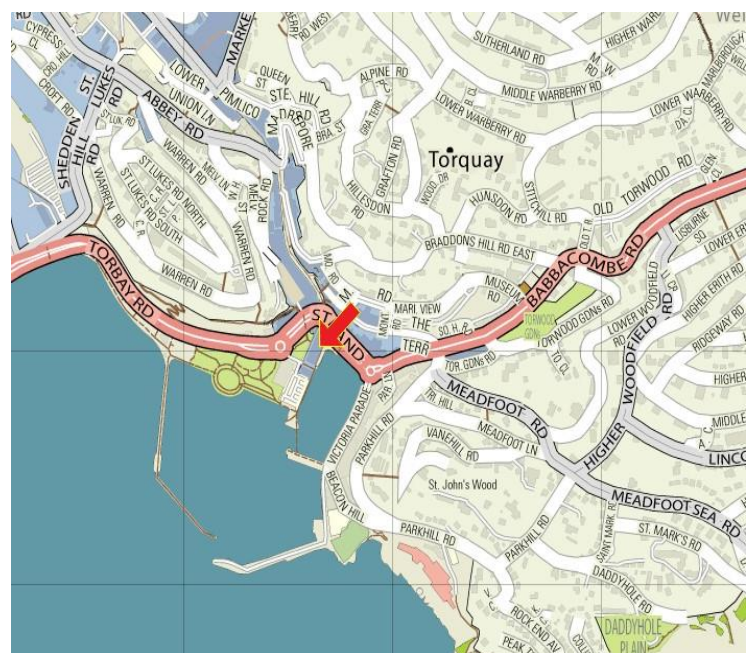
### VIEWING

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

### EPC RATING E

#### 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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