

47 Market Street

Ref No: 4249

Torquay, TQ1 3AW



Town Centre Ground Floor Retail Unit To Let

Retail Area Approx. 33.7m² (363 sq ft)

Suitable for a Variety of Uses (Subject to Consent)

100% Rates Relief Available for Eligible Parties

Viewing Highly Recommended

Monthly Rental of £450

Interested in this property?
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DESCRIPTION

Situated on Market Street, connecting the large residential areas of Ellacombe and Babbacombe to the Town Centre. The premises is well placed to benefit from the footfall, generated by Torquay's high street. In a highly visible location, to the large volumes of traffic that flow through the town, thanks to the one-way system down Union Street.

The unit has previously been used as a retail outlet and offers flexible and affordable accommodation, which would be suitable for a wide variety of occupiers (subject to necessary consent).

The accommodation briefly comprises:-

RETAIL AREA

26' 6" x 14' 6" (8.07m x 4.42m)

With door leading to:-

OFFICE/STORAGE

16' 0" x 9' 0" (4.87m x 2.74m)

With under stair storage.

SHARED FACILITIES

The unit has the use of a kitchenette and toilet at the rear of the property.

TENURE

The property is available by way of new Lease, with exact terms to be agreed by negotiations. Proposed terms are 6 year lease with a tenant only break after 3 years.

BUSINESS RATES

2023 List: £4,500.

Please note this is not Rates Payable. 100% Rates Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

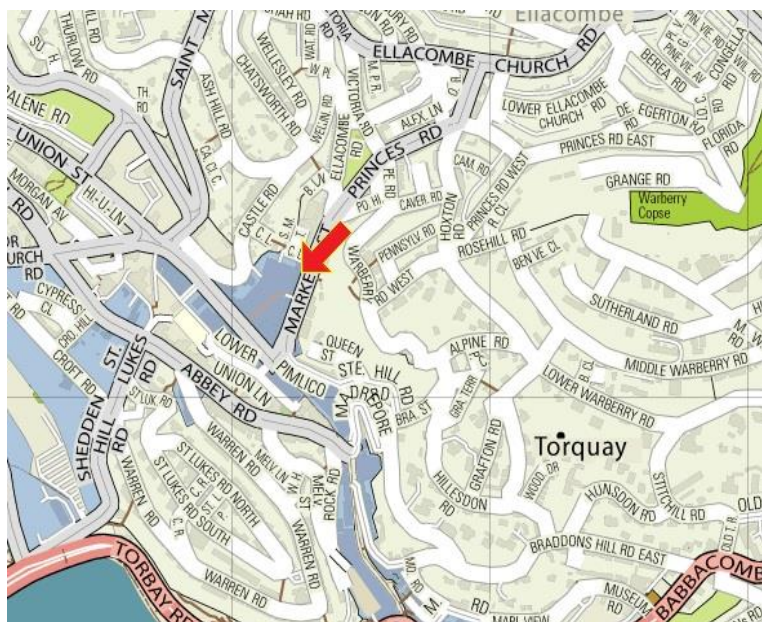
EPC AWAITED

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



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



IMPORTANT NOTE: Messrs Bettesworths 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 Bettesworths 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.

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