

11 Victoria Parade

Ref No: 4863

Torquay, Devon, TQ1 2BB



Lock Up Retail Unit on Torquay's Harbourside

Internal Area Approximately 68m² (732 sq ft)

First Year Rental Incentives Available

Suitable for Retail, Office, or Alternative Uses (STC)

Pavement Space for Retail or Seating (Subject to Licence)

Annual Rental of £16,000

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LOCATION

Set in an ideal location in the heart of Torquay, the property is part of a parade of independent businesses which make up a fantastic retail and leisure offer, overlooking Torquay's inner harbour.

Victoria Parade is one of the most desirable trading locations in Torbay, being close to the Town Centre, Seafront and Torquay's Harbour. This area is a prime destination for locals and tourists throughout the year.

DESCRIPTION

11 Victoria Parade is a ground floor lock up retail unit. The unit benefits from a good-sized retail area (33m²/355 sq ft), fitted with slat walls, ready for retail shelving and hangers. A partitioned storage room (31m²/333 sq ft), kitchenette facilities and a WC.

The unit is well suited for retail use. However, it could be adapted to suit alternative uses (subject to necessary consent).

The accommodation briefly comprises:-

RETAIL AREA

27' 2" x 13' 1" (8.28m x 3.99m)

STORE

15' 8" x 15' 2" (4.77m x 4.63m)

STORE/KITCHENETTE

12' 4" x 11' 5" (3.77m x 3.49m)

WC

REAR COURTYARD

To the rear of the property is a small courtyard, suitable for storage and extraction.

RENT

£16,000 per annum.

RENTAL INCENTIVES

The landlord is open to offering rental incentives, such as a rent-free period, to help tenants in the first year. Interested parties are advised to speak to the agents to discuss possible incentive options.

TERMS

The property is available by way of a new lease, exact terms to be agreed by negotiation.

BUSINESS RATES

2023 List: £13,750.

Please note this is not the Rates Payable. The rates payable for this property (without any additional rates relief) will be circa £6,860 per annum.

Small Business Rate Relief will be available for eligible occupiers. SBRR will reduce the rates payable to circa £4,000 per annum.

Retail Relief may also be claimed providing an additional 40% discount on the rates payable.

Interested parties are advised to contact Torbay Council for further information on rates payable and available relief options.

EPC RATING D

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.leasingbusinesspremises.co.uk



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