

# 3 Madrepore Road

Ref No: 4893

Torquay, Devon, TQ1 1EY



## Ground Floor Lock Up Town Centre Retail Unit

Net Internal Area Approx: 35m<sup>2</sup> (377 sq ft)

Town Centre Location at an Affordable Rent

Suitable for a Variety of Uses (Subject to Consent)

Viewing Highly Recommended

Monthly Rental of £540

Interested in this property?  
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## LOCATION

Madrepore Road joins with the main "GPO" Roundabout in the very centre of Torquay's Town Centre. Madrepore Road sits between Union Street and Fleet Street, the town's two main shopping high streets. The unit sits in a visible location from the high street and is an ideal secondary trading location, with easy access to the Town.

## DESCRIPTION

3 Madrepore Road comprises a ground floor lock up retail unit. This well-located retail unit provides open and visible retail accommodation right in the centre of Torquay. The property is well presented and would suit a variety of retail or office uses, (subject to consent).

The accommodation briefly comprises:-

### RETAIL AREA 1

13' 5" x 12' 10" (4.1m x 3.9m)

### RETAIL AREA 2

13' 1" x 10' 10" (4.0m x 3.3m)

### STORE

11' 10" x 5' 7" (3.6m x 1.7m)

### WC

### LEASE

The property is available by way of a new Full Repairing and Insuring Lease at a rent of £540pcm. This rent is to include water usage.

### BUSINESS RATES

2023 List: £3,500.

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

### LEGAL COSTS

Each party are to bear their own costs.

### EPC RATING C

### VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole 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)



[www.bettsworths.co.uk](http://www.bettsworths.co.uk)  
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