

# 28 Roundhill Road

Ref No: 4894

Torquay, Devon, TQ2 6TH



## Ground Floor Lock Up Unit To Let

Net Internal Area Approx. 55.6m<sup>2</sup> (598 sq ft)

Well Located Parade of Shops in Sought After Residential Area

Customer Parking to Rear – Free Parking & Loading in Front

Potential to Connect with Next Door for Circa 1,300 sq ft

Annual Rental of £10,000 + VAT

Interested in this property?  
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## LOCATION

Situated close to the heart of Livermead, Roundhill Road offers an enviable trading location, 5 minutes from Paignton and 10 minutes from Torquay. This parade of shops benefits from unrestricted street parking and customer parking to the rear. Proximity to Preston primary school and bus routes also further widen the potential for trade.

This well-established trading location is enhanced by its successful neighbouring occupiers, Co-op convenience store, Barnardo's, and independent Hair Salon.

## DESCRIPTION

Currently laid out as an office, the unit is well suited for another office user and benefits from Dado trunking, suspended ceiling, and gas central heating system. The unit is also suitable for other commercial uses such as retail and leisure (subject to necessary consent). Arranged with a reception area, an open office, kitchenette, WC and store with double doors out to the rear carpark.

The shops do not have designated parking spaces. However, there is parking for general customer use, as well as loading and delivery.

The wide pavement at the front has potential to be used by the occupier, subject to necessary consents.

The accommodation briefly comprises:-

### RECEPTION/RETAIL AREA

16' 1" x 15' 9" (4.9m x 4.8m)

### OFFICE

11' 6" x 8' 10" (3.5m x 2.7m)

### KITCHENETTE

7' 7" x 6' 11" (2.3m x 2.1m)

### STORE

4' 11" x 3' 11" (1.5m x 1.2m)

### STORE

16' 2" x 11' 4" (4.92m x 3.46m) (max)

### WC

### TENURE

The property is available by way of an new effective Full Repairing and Insuring lease, managed by way of a service charge. Exact terms to be agreed by negotiation.

### BUSINESS RATES

2023 List: £9,500

**Please note these are not the Rates Payable.** Eligible businesses will be able to apply for 100% small business rates relief. Interested parties are advised to make their own enquiries about rates payable with local billing authority, Torbay council.

### EPC RATING E

### SERVICE CHARGE

A service charge is payable for the upkeep of common areas and the external shared areas of the property. An exact figure for the current service charge can be requested from the Agents.

### ADDITIONAL SPACE

26 Roundhill Road is also currently vacant. There is potential to combine these two units to create 1 unit of approx. 1,300 sq ft GIA. Interested parties are advised to speak to the Agents. 01803 212021.

### VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettsworths.

### 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](http://www.lettingbusinesspremises.co.uk)



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

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