

# 55 Sherwell Valley Road

Ref No: 4938

Torquay, Devon, TQ2 6EL



## Versatile Commercial Premises in Busy Residential Location

Gross Internal Area Approx. 50m<sup>2</sup> (538 sq ft)

Smart Accommodation, Previously Used as a Hair Salon

Convenient Location with Free Parking Available Outside

Suitable for Variety of Uses - Viewing Highly Recommended

Annual Rental of £6,000

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)



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## LOCATION

The premises is situated on Sherwell Valley Road in Torquay, a popular residential location. The premises are adjacent to a Morrisons Daily Convenience Store, a Fish & Chip shop, a Post Office and local public house within a few yards.

## DESCRIPTION

55 Sherwell Valley Road comprises a ground floor lock up retail unit. The property is arranged with an open trade area of 43m<sup>2</sup> (463 sq ft) with kitchenette, WC and small storerooms.

The premises is presented with a clean and neutral fit out, ready for the next tenant. Suitable for office, retail, or other alternative uses (Subject to consent).

The accommodation briefly comprises:-

## RETAIL AREA

26' 8" x 19' 0" (8.13m x 5.78m) (max)

## KITCHENETTE

8' 4" x 6' 8" (2.53m x 2.03m)

## STOREROOMS

7' 9" x 6' 3" (2.37m x 1.9m)

## WC

## LEASE

The premises is available on a new lease with exact terms to be agreed on negotiation. Interested parties are advised to speak to the agents for further details, 01803 212021.

## BUSINESS RATES

2023 List: £7,700

Please note that this is not the Rates Payable amount. 100% Small Business Rates Relief will be eligible for qualifying parties. Interested parties are advised to speak to the agents Bettesworths for further details.

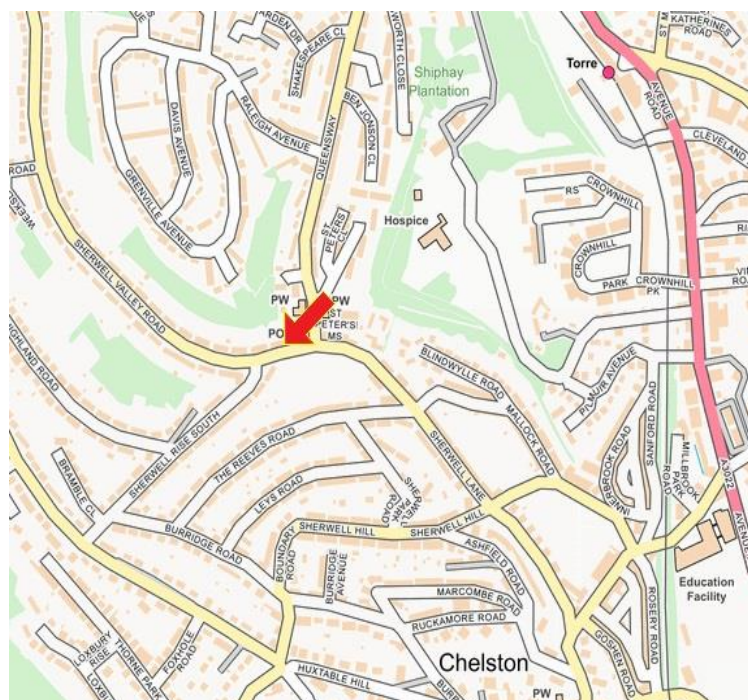
## VIEWING

Viewing is strictly by appointment with the agents, Bettesworths. 01803 212021.

## EPC AWAITED

## 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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29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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