

141 St Marychurch Road

Ref No: 4998

Torquay, Devon, TQ1 3HW



Ground Floor Lock Up Shop To Let

Smartly Decorated to a High Standard Throughout

Net Internal Area Approx: 67m² (721 sq ft)

Eligible for 100% Small Business Rates Relief

Private Allocated Parking at the Rear

Annual Rental of £9,900

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



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LOCATION

The property is located in a popular parade of shops on St Marychurch Road. The area comprises a busy selection of independent and national retailers including the Crusty Loaf Bakery, Domino's, Morrisons Daily and Lidl. The area benefits from free on street parking and attracts high numbers of shoppers from the densely populated nearby residential areas.

DESCRIPTION

The property comprises a ground floor lock up Shop with the additional benefit of a private parking space to the rear. The shop has been decorated to a good standard and is ready to trade from.

The accommodation comprises:-

SHOP FRONT

4.08m (13' 5")

RETAIL AREA

32' 0" x 15' 11" (9.75m x 4.84m) (max)

OFFICE AREA

(With under stair storage)

14' 9" x 15' 7" (4.5m x 4.74m)

STAFF ROOM

With separate ladies & gents WC's & kitchen facilities.

PARKING

The property has rear access from Fortune Way with private off road parking for one car.

TENURE

The property is available by way of a New Lease. Lease Length and Terms to be agreed on negotiation.

RATEABLE VALUE

2023 List: £7,400.

Please note this is not the Rates Payable. Interested parties are advised to make their own enquiries through the Local Billing Authority, Torbay Council, 01803 207201.

VIEWING

Viewing is highly recommended and can be arranged strictly by prior appointment with the Sole Agents, Bettsworths. Tel 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.leasingbusinesspremise.co.uk



www.bettsworths.co.uk
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