

187 Queensway

Ref No: 5086

Torquay, Devon, TQ2 6DE



Lock Up Retail Unit with Extensive Storage & Parking

Retail Area Total Approx. 57m² (615 sq ft) (Currently Partitioned)

Storage (with Loading Door Access) 60m² (645 sq ft)

Two Parking Spaces to the Rear

Flexible Accommodation Suitable for a Variety of Business Uses (Subject to Necessary Consents)

Annual Rental of £7,000

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LOCATION

Queensway is situated in the Shiphay area of Torquay. The Queensway parade of shops are situated at the Shiphay Lane End, close to Queensway's junction with Shiphay Lane. This gives excellent access to and from Torquay town centre and away from the town towards Newton Abbot and beyond.

The location is densely populated and therefore convenient for customer/client access. The parade has restricted 2 hour customer car parking to the front. Nearby occupiers include retailers, financial service providers and a takeaway.

DESCRIPTION

The shop has a smart aluminium glazed frontage onto Queensway and internally is flexible to suit occupier's accommodation needs. Currently, the unit is internally partitioned to create a large kitchen area, a separate office/store at the rear. However, this is flexible and can be adapted by the incoming tenant's shop fit.

The unit could be suitable for a variety of commercial uses such as retail, showroom, office, hot food or beauty services.

The property is unique in that it has a large storage unit at lower ground floor level, accessed internally by stairs or externally to the rear of the property via a garage door. The property also has the benefit of two private parking spaces to the rear.

The accommodation briefly comprises:-

SHOP FRONT

17' 1" (5.2m)

MAX DEPTH

40' 6" (12.34m)

WC

Stairs to:-

LOWER GROUND FLOOR STORAGE UNIT

LOWER AREA

16' 11" (5.16m) at entrance.

(Reducing to 13' 5" x 21' 0" (4.1m x 6.4m))

Steps to a height of 4' 7" x 0' 0" (1.4m x 0m)

Lead to the remainder of the space 22' 4" x 16' 11" (6.8m x 5.16m)

OUTSIDE

Parking for two vehicles designated to the tenant at the rear.

Restricted 2 hour, unallocated customer parking to the front.

TENURE

The property is available by way of a new Full Repairing and Insuring Lease, exact lease terms and lease length to be agreed.

BUSINESS RATES

2023 List: £5,200.

Please note this is not Rates Payable. Qualifying Small Businesses will be eligible for 100% Rate Relief.

SERVICES

Mains electricity and water are connected to the property. Services have not been tested.

LEGAL COSTS

Each party are to bear their own costs incurred in any transaction.

EPC RATING C

VIEWING

Viewing is by prior appointment with the Sole Agents, Bettesworths. Tel. 010803 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

www.bettesworths.co.uk
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