

31 Abbey Road

Ref No: 5106

Torquay, Devon, TQ2 5NQ



Large Commercial Unit in Central Location

Gross Internal Area Circa. 265m² (2,045 sq ft)

Open Plan Space Across Ground & Lower Floors

Suitable for a Variety of Uses (Subject to Consent)

Eligible for 100% Small Business Rates Relief

Annual Rental of £6,000 + VAT

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LOCATION

Abbey Road is a bustling area that connects the one-way system of the town centre to Torre and the surrounding neighbourhoods. The property is located within a row of shops on Abbey Road, just a short walk from the Town Centre and its array of amenities, which makes it a sought-after spot for small independent businesses. The location is also popular with residents due to its central position, offering easy access to both the seafront and Torre Abbey Green.

DESCRIPTION

The commercial unit spans two floors and includes open floor space, storage areas and toilets. The units mostly open plan layout makes it suitable for a range of uses (subject to necessary consents). Its particularly well-suited for tenants requiring light storage.

The accommodation briefly comprises:-

COMMERCIAL UNIT

Gross Internal Area Approx. 265m² (2,852 sq ft).

GROUND FLOOR AREA

Width: 5.98m (Max) Depth: 13.66m (Max)

LADIES & GENTS TOILETS

Stairs down to:-

LOWER GROUND FLOOR

STORE

10' 4" x 6' 2" (3.14m x 1.89m)

STORE

13' 5" x 9' 8" (4.09m x 2.95m)

STORE

15' 7" x 13' 1" (4.76m x 3.99m)

STORE

16' 9" x 10' 11" (5.10m x 3.32m)

ROOM

33' 0" x 15' 9" (10.06m x 4.80m)

With window and door to rear providing light and making this a useable space.

KITCHEN

TENURE

Available on a new lease with exact terms to be agreed on negotiation.

VAT

The property is elected for VAT and therefore is chargeable on rent.

BUSINESS RATES

2023 List: £3,200

Please note this is not the Rates Payable amount. Eligible parties will be able to claim 100% Small Business Rates Relief. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

EPC RATING C

VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

All interested parties are politely requested to respect the tenants' quiet enjoyment of the property.

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