

20 Tor Hill Road

Ref No: 5201

Torquay, Devon, TQ2 5RD



Affordable Retail Unit in Town Centre Location

Prominent Retail Unit at the Top of Torquay's Town Centre

Gross Internal Area Approx. 48m² (517 sq ft)

Fitted with LED lighting and Internal Roller Shutter

Eligible for 100% Small Business Rates Relief

Annual Rental of £6,000

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



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LOCATION

The property is located to the top of Torquay's town centre; branched off from Union Street, Torquay's main high street. Close by are the various offices of Torbay Council, the Town Hall and a variety of independent retailers. The location benefits from strong public transport links and other local amenities of the town centre.

DESCRIPTION

An affordable retail/ commercial unit in the town centre of Torquay. The unit is arranged with a retail area, store room and office, store area.

Internally the unit has been fitted with LED lighting and an internal roller shutter. This unit is an excellent opportunity for an independent looking for cost effective space in a central and prominent location.

The accommodation briefly comprises:-

RETAIL AREA

27' 0" x 12' 10" (8.22m x 3.92m)

STORAGE

11' 5" x 5' 7" (3.48m x 1.70m)

OFFICE/ STORE

14' 3" x 8' 1" (4.34m x 2.46m)

WC

TENURE

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

RENT

£6,000 per annum, exclusive. (£500pcm) Payable monthly in advance.

RENT DEPOSIT

A rent deposit will be required. Exact amount dependant on tenant's trading history, references, etc.

BUSINESS RATES

2023 List: £3,750.

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 contact the agents for further information on business rates.

LEGAL COSTS

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

EPC RATING C

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 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

29/30 Fleet Street
Torquay
Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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