

# 36a Walnut Road

Ref No: 5243

Torquay, Devon, TQ2 6HS



## A Smart Retail Unit in Popular Trading Location

Located in a Popular Parade of Independent Businesses

Net Internal Area Approx. 28m<sup>2</sup> (301 sq ft)

Suitable for Class E Business (Office, Retail, Beauty, Etc.)

Free on Street Parking Outside

Annual Rental of £6,600

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## LOCATION

The property is situated on Walnut Road, a popular trading location in the centre of the residential area of Chelston, with surrounding areas of Cockington and Livermead close by. Torquay town centre is approximately 1 mile distant.

Walnut Road is occupied by a wide variety of quality of long-standing independent businesses. Occupiers include Post Office, Vets, Co-operative Supermarket, Accountants, Financial Advisors, Pharmacy and Cafe/Takeaways.

## DESCRIPTION

The property is a well sized retail unit, with a good-sized frontage and presence on Walnut Road. The unit is light, clean and ready for a tenant to fit out to their desired finish.

The accommodation briefly comprises:-

### RETAIL AREA

22' 1" x 11' 6" (6.73m x 3.50m)

With additional recessed alcove of 2.90m x 1.65m.

### KITCHENETTE

### 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

£6,600 per annum (£550pcm).

## BUSINESS RATES

2023 List: £5,900

**Please note this is not the Rates Payable amount.** Eligible parties will be able to claim 100% Small Business Rates Relief.

## VAT

The property is not elected for VAT and therefore is not chargeable on rent.

## LEGAL COSTS

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

## EPC RATING D

## 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](http://www.leasingbusinesspremises.co.uk)



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)

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**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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