



89-95 Newton Road

Torquay, Devon, TQ2 7AR



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Trade Counter / Showroom / Workshop Premises
Prominent Corner Position Fronting Newton Road (A3022)
Approx. 550m² Commercial Accommodation with 550m² Yard & Parking
Long Established as a Tool Hire Location, Suitable for a Variety of Uses (STP)
Flexible Landlord Approach to Building & Site Configuration

LOCATION

The property occupies a highly prominent roadside position on Newton Road (A3022), at the junction with Woodland Road in Torquay. Newton Road is one of the principal arterial routes into Torquay, linking the town centre with the South Devon Highway (A380) and wider South Devon road network.

The property benefits from strong visibility to passing traffic together with excellent access to Torquay town centre, Paignton and Newton Abbot. Nearby occupiers include a range of trade counter, industrial and roadside commercial uses. Torquay Railway Station is approximately 2 miles distant, with the South Devon Highway providing onward access to Exeter and the M5 motorway.

DESCRIPTION

The property comprises a substantial detached commercial building occupying a prominent corner site with roadside frontage and yard/parking areas to the rear and side elevations. The premises have been occupied for many years as a trade and tool hire depot and provide a mix of showroom/trade counter accommodation, workshops, storage and ancillary office space arranged over ground and first floor levels.

Externally, the property benefits from customer parking to the front together with a service yard and additional external storage areas to the rear. The landlord will consider a variety of options regarding the future configuration and use of the building and site, subject to covenant strength and proposed terms. The property may suit trade counter, builders merchant, storage, distribution, showroom, roadside retail, gym, leisure or other commercial uses, subject to any necessary consents.

Ref No: 5523

Annual Rental of £45,000

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ACCOMMODATION

The accommodation is understood to comprise approximately 550m² (including basement stores).

Gross Internal Area arranged over ground and first floor levels, including:

TRADE COUNTER/SHOWROOM

WORKSHOPS

STORAGE AREAS

OFFICES

ANCILLARY STAFF FACILITIES

EXTERNAL YARD & PARKING

Interested parties are advised to verify floor areas independently.

TENURE

The property is available by way of a new lease.

Lease length and exact terms are to be agreed by negotiation.

RENT

£45,000 + VAT per annum exclusive.

VAT

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

RATEABLE VALUE

2026 List: £34,000

Interested parties are advised to make their own enquiries with the Local Billing Authority regarding the level of business rates payable.

USE

The property is considered suitable for a variety of commercial uses, subject to planning where required.

EPC RATING C

VIEWING

Viewing is strictly by prior appointment through the Sole Agents. 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.lettingbusinesspremises.co.uk

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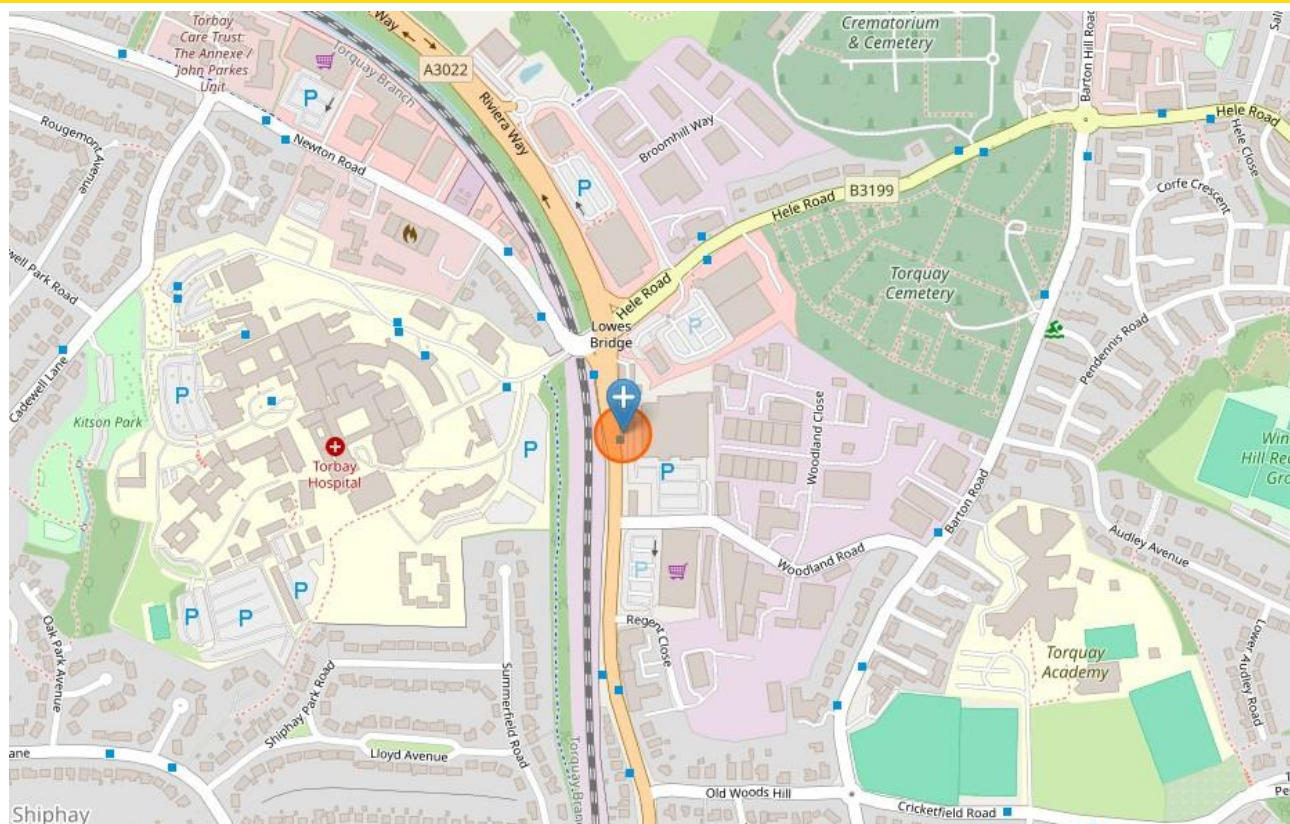


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