

Beach Way

Ref No: 5535

Belgrave Road, Torquay, Devon, TQ2 5HY



Commercial Premises in Sought After Location

Located in Principal Holiday Accommodation Area – Connected to the Seafront

Gross Internal Area Approx. 23m² (250 sq ft)

Open Plan Layout Idea for a Variety of Business (STC)

Viewing Highly Recommended

Annual Rental of £5,400

Interested in this property?

T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



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LOCATION

Beach Way occupies a prominent position on Belgrave Road, one of Torquay's key arterial routes leading directly to the seafront. The area is populated by hotels, cafés and independent shops. The location is also within close proximity to the beach, town centre, and main transport links.

DESCRIPTION

An excellent opportunity to occupy a versatile and spacious commercial property in one of Torquay's most active holiday locations.

The flexible layout lends itself to a range of potential uses including office space, retail, salon/clinic, or even a café or takeaway (subject to the necessary planning consents).

This is a rare opportunity to lease a prominent and adaptable premises in a highly sought after location.

The accommodation briefly comprises:-

TRADE AREA

20' 4" x 9' 11" (6.20m x 3.03m)

KITCHENETTE AREA

4' 3" x 4' 3" (1.30m x 1.30m)

WC

RENT

£5,400 per annum, payable monthly in advance.

TENURE

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

BUSINESS RATES

2026 List: to be confirmed.

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.

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 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

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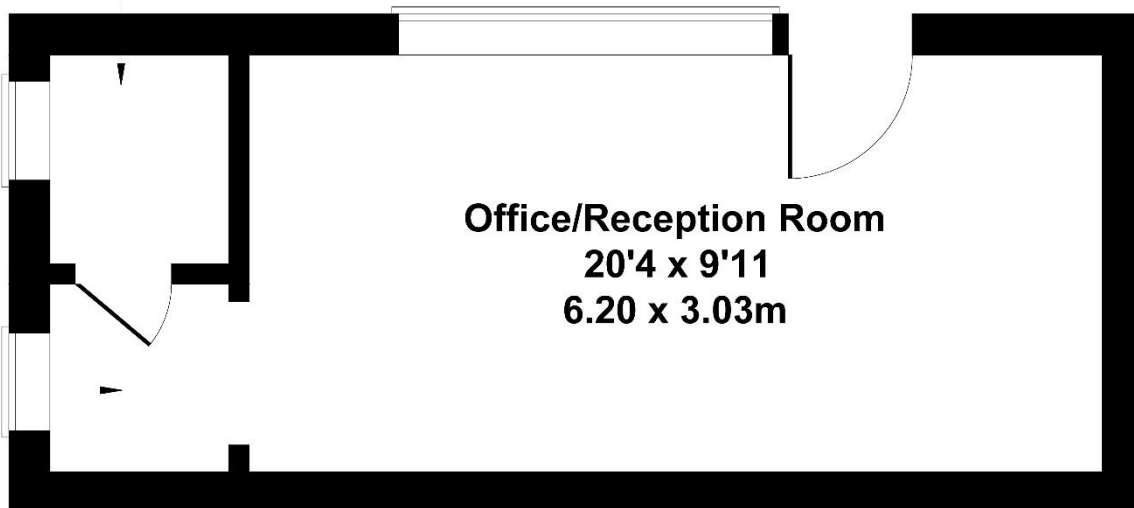


**Approximate Gross Internal Area
250 sq ft - 23 sq m**

WC
4'7 x 4'3
1.40 x 1.30m

Kitchenette
9'8 x 4'13
2.95 x 1.30m

Office/Reception Room
20'4 x 9'11
6.20 x 3.03m



**Not to Scale. Produced by The Plan Portal 2025
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www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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