

127B Reddenhill Road

Ref No: 5554

Torquay, Devon, TQ1 3NY



Affordable Ground Floor Shop Front Premises To Let

Compact Ground Floor Retail Premises: 12.5m² (135 sq ft)

Suitable For Retail, Office, Clinic or Similar Commercial Uses

Sought After Position in the Reddenhill Road Parade

Eligible for 100% Small Business Rates Relief

Annual Rental of £4,080

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 situated at the end of the Reddenhill Road parade of shops, in the popular Cary Park/ Babbacombe area of Torquay. Reddenhill Road is an established neighbourhood shopping location serving the surrounding residential area, with a mix of local independent occupiers nearby.

The premises enjoy a pleasant outlook towards the church green at Cary Park, providing an attractive setting for a small business. The location would suit occupiers seeking an affordable commercial base with shop front presence, including retail, office, clinic, beauty, treatment or appointment-led uses, subject to any necessary consents.

DESCRIPTION

127B Reddenhill Road comprises a compact ground floor retail premises with a shopfront, currently arranged and used as a tattoo parlour. The premises provide an affordable opportunity for a small business operator seeking a visible commercial unit with the benefit of shopfront advertisement. Internally, the accommodation provides an open retail/commercial area with WC facilities to the rear.

The accommodation briefly comprises:-

MAIN RETAIL / COMMERCIAL AREA

11' 7" x 12' 10" (3.54m wide x 3.90m deep)

Gross Internal Area: approximately 12.5 sq m / 135 sq ft.

WC

4' 1" x 2' 6" (1.25m x 0.75m)

TENURE

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

RENT

£4,080 per annum.

£340 per calendar month, payable monthly in advance.

BUSINESS RATES

2026 List: £2,250.

As the Rateable Value is below £12,000, the property is eligible for 100% Small Business Rates Relief. Interested parties are advised to speak to the Agents for further details.

EPC AWAITED

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
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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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