

Grasmere Garage

Ref No: 3741

Higher Union Lane, Torquay, Devon, TQ2 5QR



Large Industrial Unit To Let in Town Centre Location

Workshop Approx: 154m² (1,662 sq ft)

Mezzanine Approx: 37.9m² (408 sq ft)

Suitable for Automotive Use

New Lease Available (Lease Length & Terms to be Agreed)

Annual Rental of £12,000

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Grasmere Garage

Higher Union Lane, Torquay, Devon, TQ2 5QR

LOCATION

The property is located on Higher Union Lane, which runs between Tor Hill Road and Higher Union Street in Torquay Town Centre. Grasmere Garage has the advantage of being one of very few garages in Torquay a Town Centre location.

DESCRIPTION

Grasmere Garage comprises a double lock up unit suitable for a variety of uses. The garage comprises two combined units each with electric shutter access.

There is space for 5 vehicles and an ancillary and office space on the first floor office. The premises are accessed by two roller shutter doors measuring 4.46m x 2.12m (14' 8" x 6' 11") and 3.26m x 2.68m (10' 8" x 8' 10"). A mezzanine floor provides further equipment, storage and WC.

ACCOMMODATION

The property comprises the following approximate gross internal floor areas:-

GROUND FLOOR WORKSHOP

154.42m² (1,662 sq ft)

MEZZANINE

37.9m² (408 sq ft)

LEASE

The property is available by way of a new Full Repairing and Insuring lease. Lease length and terms to be agreed.

RATES

2017 List: £5,200.

Please note this is not the Rates Payable. 100% Rates Relief is available for eligible parties. Interested parties are advised to make their own enquiries as to Rateable Value and Rates Payable with the Local Billing Authority, Torbay Borough Council.

SERVICES

No tests have been carried out on the services and therefore no comment can be made on their condition.

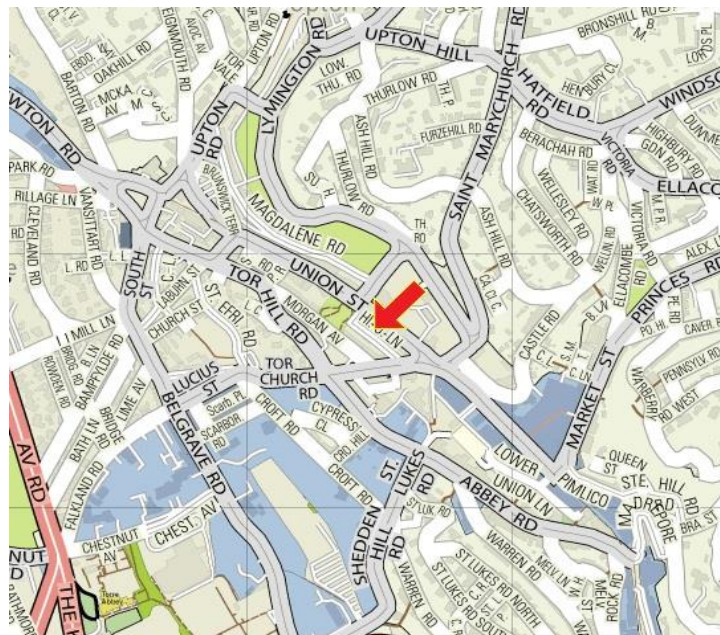
VIEWING

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

EPC AWAITED

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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