

Unit 1 & 1A Magdalene Road

Ref No: 4099

Torquay, Devon, TQ1 4AF



Large Commercial Space Close to Town Centre

Internal Area Approximately 156m² (1,679 sq ft)

Suitable for a Variety of Uses

Close to Torquay Town Centre

Viewing Highly Recommended

Annual Rental of £10,000

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



Unit 1 & 1A Magdalene Road

Torquay, Devon, TQ1 4AF

DESCRIPTION

The unit is located in Magdalene Road, an established commercial area close to Torquay Town Centre. The unit is over two floors with separate accesses to each. The ground floor is a large open area with roller shutter access. The first floor consists of workshop, office and storage space. The unit would be suitable for a variety of different uses (subject to relevant consent).

The accommodation briefly comprises:-

GROUND FLOOR	78m ² (839 sq ft)
FIRST FLOOR	
WORKSHOP	54.68m ² (588.6 sq ft)
STORE 1	12.33m ² (132 sq ft)
OFFICE 1	10.41m ² (112 sq ft)
TOILET	

TENURE

Unit 1 & 1a Magdalene Road are currently being marketed as one but the landlord may consider letting the first and ground floor separately. Interested parties are advised to speak to the Agents, Bettesworths for more information.

RATEABLE VALUE

UNIT 1 MAGDALENE ROAD - 2017 List: £2,900.

UNIT 1A MAGDALENE ROAD - 2017 List: £2,600.

Please note this is not Rates Payable. This property would be eligible for 100% small business rates relief. Interested parties are advised to make enquiries to the local Billing Authority, Torbay Council as to Rates Payable.

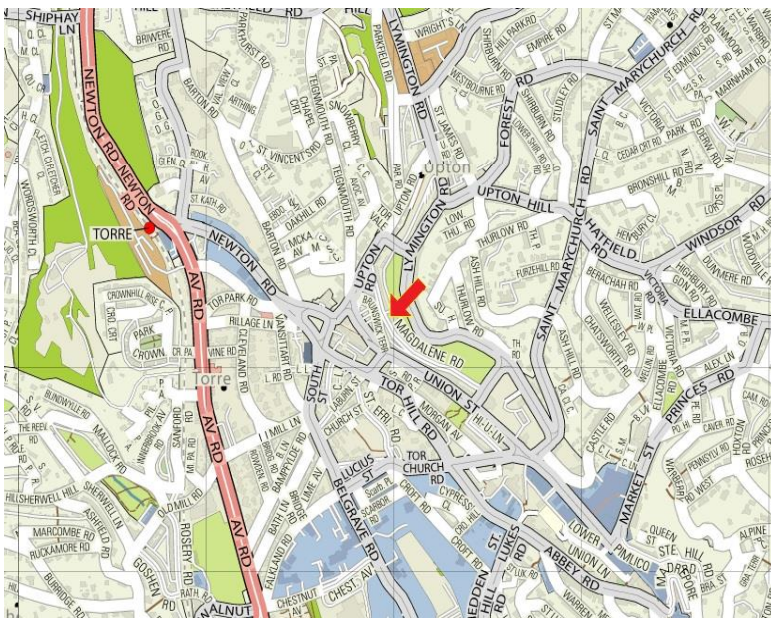
EPC RATING E

VIEWING

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

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



www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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.

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk

