

12 Berachah Road

Ref No: 4625

Torquay, Devon, TQ1 3AX



Centrally Located Lock Up Workshop

Ground Floor Workshop & First Floor Workshop and Office

Gross Internal Area Approx. 151m² (1,625 sq ft)

Well Located Close to Torquay Town Centre

Suitable for a Wide Variety of Uses (Subject to Consent)

Annual Rental of £10,800

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



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DESCRIPTION

A popular industrial trading location in Torquay, Berachah Road is situated close to the town centre. Home to a variety of independent business, it is a favoured location for occupiers looking for industrial units in a central location.

The property offers versatile space, with a smartly presented ground floor workshop, and additional workshop/ storage space and office on the first floor. The accommodation provides an attractive proposition to wide variety of occupiers, who are looking for a workshop or storage unit.

The accommodation briefly comprises:-

GROUND FLOOR WORKSHOP

With roller shutter and pedestrian access.

Width – 7.40m.

Depth – 10.15m.

FIRST FLOOR WORKSHOP

33' 4" x 24' 9" (10.15m x 7.55m) (L-Shaped)

Area – 55m² (592 sq ft).

OFFICE

15' 2" x 9' 1" (4.62m x 2.77m)

WC

TENURE

The property is available by way of new lease on Full Repairing and Insuring terms, exact lease length to be agreed by negotiation.

USE

Suitable for a variety of light business, storage and office uses.

Motor Trade is strictly prohibited.

UTILITIES

The property is connected to mains electricity, water, and drainage. The property benefits from a 3-phase electrical supply.

BUSINESS RATES

2023 List: £9,000.

Please note this is not Rates Payable. Qualifying occupiers will be eligible for up to 100% Small Business Rates Relief.

Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

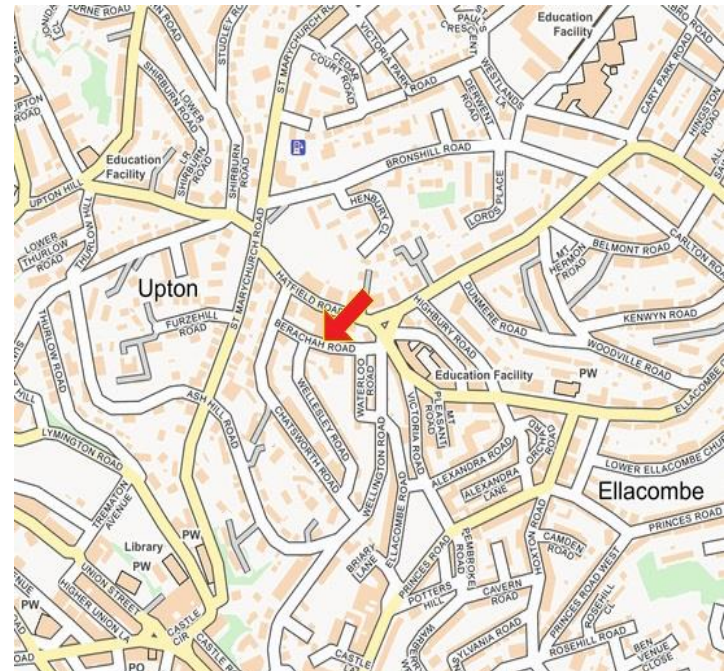
EPC RATING D

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.leasebusinesspremise.co.uk



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www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
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RICS

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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