

345a Torquay Road

Ref No: 4899

Paignton, Devon, TQ3 2EP



Highly Prominent Commercial Unit Available To Let

Located on a Highly Visible Corner Plot of Torquay Road

Arranged as an Office but Suitable for Alternative Uses

Gross Internal Area Approx. 97m² (1,044 sq ft)

Viewing Highly Recommended

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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LOCATION

The unit is situated on a prominent corner plot between Torquay Road & Headland Park Road, a highly visible location on the busy main road connecting Paignton and Torquay. The area is a popular trading location for many independent operators, with a healthy mix of retail, office, and service providers. The location benefits from free short stay parking on Torquay Road and in the nearby council carpark.

DESCRIPTION

Currently arranged as an office, the unit is fitted out to a good standard with oak styled laminate flooring, suspended ceiling, dado trunking with electrical points and air conditioning. The unit is arranged with a main office, a partitioned directors office, storerooms, kitchenette, and a WC.

The unit is well suited for another office user with smart accommodation and highly prominent roadside site. However, other commercial uses would be considered, subject to necessary consent.

The accommodation briefly comprises:-

OFFICE

35' 0" x 20' 3" (10.67m x 6.18m) (max)

DIRECTORS OFFICE

10' 2" x 10' 0" (3.11m x 3.04m)

STOREROOM

19' 10" x 2' 9" (6.05m x 0.84m)

STOREROOM

8' 6" x 7' 0" (2.60m x 2.14m)

KITCHENETTE

17' 7" x 12' 4" (5.37m x 3.76m) (max)

WC

TENURE

The unit is available by way of a new full repairing and insuring lease, with exact terms to be agreed on negotiation.

RENT

The rent is £10,800 per annum, payable monthly in advance.

BUSINESS RATES

2023 List: £8,900.

Please note this is not the Rates Payable. Eligible parties will be able to claim 100% Small Business Rates Relief. Interested parties are advised to make their own enquiries with the Local Authority, Torbay Council.

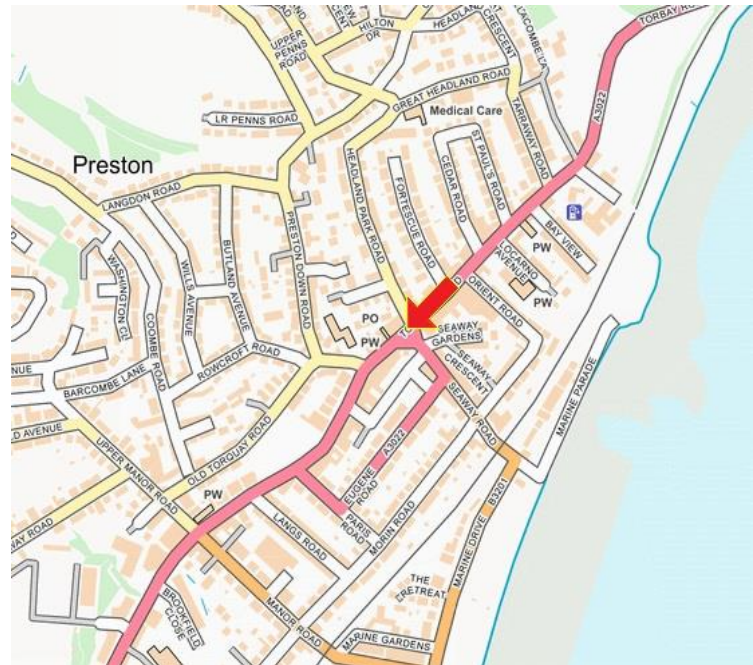
EPC RATING C

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.leasebusinesspremises.co.uk



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