

# Unit 4a Daison Business Park

Ref No: 3513

166 Teignmouth Road, Torquay, Devon, TQ1 4RY



## First Floor Space in Popular Business Park

Currently Trading Under a D2 Planning Consent

Large Open First Floor Space 14.7m x 16.4m

Suitable for a Variety of Uses Subject to Landlords Consent

Available via Assignment of Current Lease

Annual Rental of £13,800

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)



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## DESCRIPTION

The unit is situated along a busy stretch of Teignmouth Road, connecting the St Marychurch and Watcombe area to Torquay Town.

A number of different traders provide a variety of services along this stretch of Teignmouth Road. Noteworthy traders in the immediate area include, Enterprise, Esso and Topps Tiles.

The unit currently has D2 usage and has been used by the current tenant as a Mixed Martial Arts Gym. The unit would suit a variety of uses, subject to landlords' consent.

Internally the unit has an open layout with a large trade area, male and female changing rooms and WC/Showers.

The accommodation briefly comprises:-

Stairs to first floor into: -

## MAIN TRADE AREA

53' 10" x 48' 3" (16.4m x 14.7m) (max) 241m<sup>2</sup>.

Leading to:-

## LADIES CHANGING ROOM

10' 2" x 8' 2" (3.1m x 2.5m)

## GENTS CHANGING ROOM

12' 8" x 10' 6" (3.87m x 3.2m)

## WC & SHOWERS

## TENURE

The property is available via assignment of an existing lease, expiring 23rd March 2021. The passing rent is £13,800 per annum, inclusive of VAT. Interested parties are advised to speak to the agents Bettsworths if they have any queries.

## BUSINESS RATES

2017 List: £6,600.

Please note this is not Rates Payable. 100% Relief will be available to eligible parties. Interested parties are advised to make their own investigations with the Local Billing Authority, Torbay Council.

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettsworths. Tel. 01803 212021.

## 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](http://www.lettingbusinesspremises.co.uk)



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