

# Unit 4, 119-121 Teignmouth Road

Ref No: 3577

Torquay, Devon, TQ1 4HA



## Large Office Space in Convenient Business Location

Quality First Floor Accommodation for Affordable Rent

Net Internal Area Approx: 144m<sup>2</sup> (1,550 sq ft)

Benefitting from Internal Board Room and File Store

100% Small Business Rate Relief Available for Eligible Parties

Annual Rental of £6,000

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



# Unit 4, 119-121 Teignmouth Road

Torquay, Devon, TQ1 4HA

## LOCATION

The unit is located on Teignmouth Road in Torquay. Out of the town centre but still only a few minutes drive away. Teignmouth Road is a favoured trading location for a variety of businesses. Notable nearby occupiers include Topps Tiles, ATS Euromaster, Tesco, Winners 2000 and Enterprise.

## DESCRIPTION

The accommodation comprises a modern, well presented first floor office suite. The office is mainly open planned but benefits from a board room and file store which could be used as a manager/director office.

The accommodation briefly comprises:-

## ACCOMMODATION

Communal front door shared with other offices.  
Stairs leading to:-

## FIRST FLOOR ENTRANCE DOOR

## OPEN PLAN OFFICE

26' 7" x 39' 8" (8.1m x 12.1m) 98m<sup>2</sup>.

Leading to:-

## FRONT OFFICE

10' 2" x 9' 2" (3.1m x 2.8m) 8.7m<sup>2</sup>.

## KITCHEN

With fitted units, sink and hot water boiler.

## MEETING ROOM

11' 6" x 25' 3" (3.5m x 7.7m) 26.9m<sup>2</sup>.

## FILE ROOM

9' 6" x 11' 10" (2.9m x 3.6m) 10.4m<sup>2</sup>.

Potential to convert to a director's office.

## WC

## TENURE

The premises are available by way of a new Full Repairing and Insuring Lease, with exact terms to be agreed.

## RATEABLE VALUE

2017 List: £8,300.

**Please note: This is not Rates Payable.** 100% Small Business Rate Relief is available for qualifying small businesses. Interested parties are advised to contact 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.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)



[www.bettesworths.co.uk](http://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](http://bettesworths.co.uk)

