

Tor Hill Centre

Ref No: 4778

Tor Hill Road, Torquay, Devon, TQ2 5RF



Large and Versatile Commercial Unit in Central Torquay

Net Internal Area Circa. 360m² (3,875 sq ft)

Large Open Hall (155m²) – Suitable for a Variety of Uses

Substantial First Floor Office Accommodation

New Lease – Terms to be Agreed

Annual Rental of £12,000

Interested in this property?
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LOCATION

Situated on Tor Hill Road, the property is positioned at the top of Torquay Town Centre, benefitting from bus routes, main road access and parking nearby. Close by are the various offices of Torbay Council, the Town Hall and a variety of quality independent and national retailers. Free 1 hour street parking is available directly alongside the unit.

DESCRIPTION

The unit comprises a large open ground floor space and first floor offices/ancillary storage. Recently renovated, the unit would be perfect for a variety of users looking for a place in the town centre.

Interested parties are highly recommended to view, to appreciate the size and versatility of the unit.

The accommodation briefly comprises:-

ENTRANCE HALL

With stairs leading to Main Ground Floor Area and First Floor:-

GROUND FLOOR

HALL

50' 2" x 33' 3" (15.29m x 10.14m)

OFFICE

14' 11" x 8' 2" (4.55m x 2.49m)

KITCHEN

24' 6" x 13' 9" (7.48m x 4.19m)

STORE

9' 6" x 11' 10" (2.9m x 3.6m)

LADIES & GENTS WCS

FIRST FLOOR

OFFICE 1

22' 7" x 17' 9" (6.89m x 5.40m) (max)

OFFICE 2

18' 7" x 17' 9" (5.67m x 5.41m)

OFFICE 3

14' 7" x 10' 3" (4.44m x 3.12m)

KITCHENETTE

10' 3" x 4' 10" (3.12m x 1.47m)

TENURE

The property is available by way of a New Fully Repairing and Insuring Lease, exact Lease length and terms to be agreed by negotiation.

RATEABLE VALUE

The unit is currently assessed in two parts for business rates.

Ground Floor - 2023 List: £5,100

First Floor - 2023 List: £5,700

Parties may wish to contact the VOA to combine the two rateable demises. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

LEGAL COSTS

The landlord expects the tenant to cover the legal costs incurred in the creation of a new lease. We expect this cost to be circa £1,500+VAT.

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.leasebusinesspremises.co.uk

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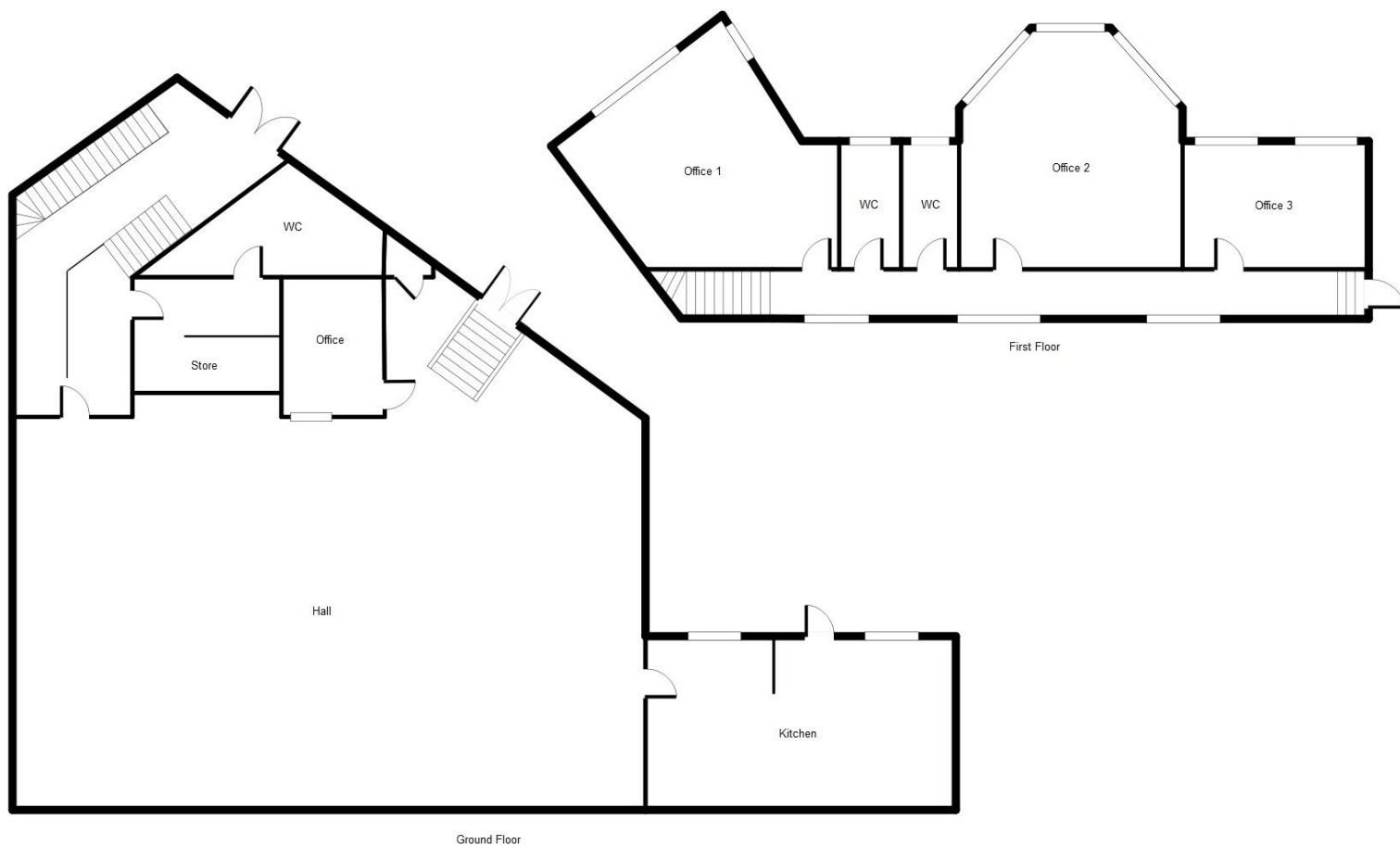


Illustration for identification only - not to scale
square footage shown is approximate
Made with Visual Floor Planner
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www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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