

7 The Strand (Formerly Trading as Mambo) Ref No: 2951

Torquay, Devon, TQ1 2AA



Highly Desirable Waterfront Location Available by Assignment

Prime Town/Harbourside Location

Requires Full Fit Out

Suitable for a Wide Variety of Uses

Overall Trade Area Circa 364m² (3,918 sq ft)

Nil Premium

Interested in this property?

T.01803 21 20 21 bettesworths.co.uk



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LOCATION

Torquay's Inner Harbour is a busy trading location year round, due to the large numbers of Cafes, Bars, Entertainment Venues and Retailers. Supported by locals and benefiting from a large boost in numbers from tourism in the Summer season, this is a position with great opportunity to capitalise on this prime location.

DESCRIPTION

Formally trading as Mambo the property comprises a four story construction with stunning views across the Harbour from every floor. The Ground floor premises has previously been used for day time trade capitalising on the large volumes of footfall. Previously operating mainly evenings and weekends as a bar, the upper portions of the property offer flexible accommodation including two outside trading area, for a wide variety of uses.

The accommodation briefly comprises:-

GROUND FLOOR TRADE AREA

Circa 66m² (710 sq ft)

FIRST FLOOR TRADE AREA

Circa 120m² (1,291 sq ft)

LADIES WC

COMMERCIAL KITCHEN

(Unfurnished)

SECOND FLOOR TRADE AREA

Circa 105m² (1,130 sq ft)

LADIES & GENTS WC

OFFICE

7.37m² (79 sq ft)

TOP FLOOR TRADE AREA

Circa 73.44m² (785 sq ft)

OFFICE

11.07m² (119 sq ft)

WC

CELLAR

Circa 15m² (161 sq ft)

TENURE

Available by assignment of a 10 year Fully Repairing and Insuring lease beginning March 2018, passing rent £45,000 increasing to £70,000 by 2023. For further details please contact the Agents.

BUSINESS RATES

2017 List: £113,000.

Please note this is not Rates Payable. Interested parties are advised to contract the Local Billing Authority, Torbay Council.

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. 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



www.bettesworths.co.uk

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