

The Annexe

Ref No: 3124

Rear of 36 The Terrace, Torquay, Devon, TQ1 1BN



Smart Self-Contained Office in Torquay Town Centre

Close to the Terrace Torquay's Prime Professional Address

Net Internal Area Approximately 25m² (269 sq ft)

New Lease - Terms to be Agreed

Additional Private Garden Space

Weekly Rental of £70

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



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DESCRIPTION

Accessed via steps descending from Montpellier Road the freshly decorated self-contained offices benefit from smartly presented kitchen, WC and external courtyard garden area. To let on new terms this office offers an attractive proposition to those looking for affordable office space in central Torquay.

The accommodation briefly comprises:-

GROUND FLOOR

9' 2" x 16' 5" (2.8m x 5m) Stairs leading to:-

FIRST FLOOR OFFICE

9' 6" x 10' 10" (2.9m x 3.3m)

WC

KITCHENETTE

TENURE

The property is available by way of New Lease with terms to be agreed by negotiation: Proposed terms however are for a 3 year Lease with rent deposit equivalent to 3 months with Internal Repairing only. There is to be no service charged to be levied.

BUSINESS RATES

For eligible occupiers the property is expected to be rates exempt under the Small Business Rate release scheme. We recommend that interested parties make their own enquiries as to Rates Payable with the Local Billing Authority, Torbay Council.

LEGAL COSTS

The ingoing tenant will be responsible for a contribution of £350 (inclusive of VAT) towards the Landlord's legal cost in raising a new lease.

EPC EXEMPT

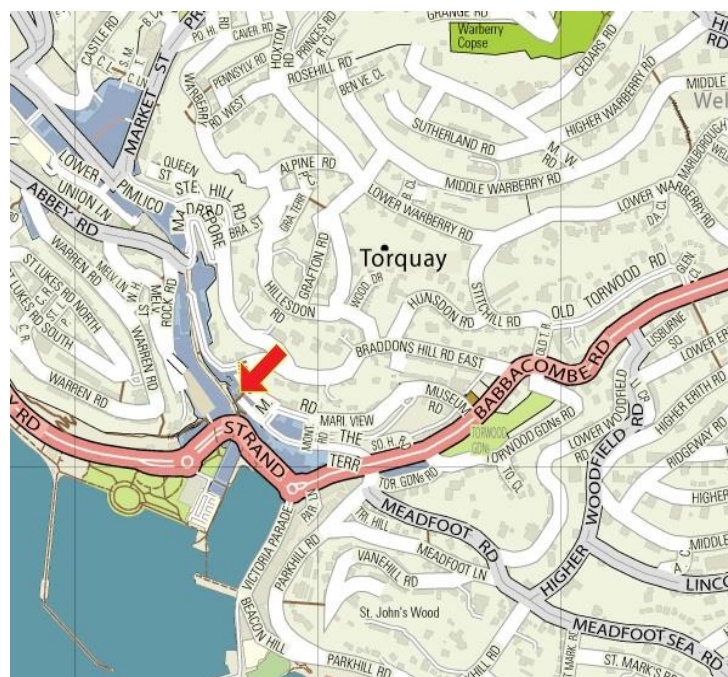
(Listed building)

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.lettingbusinesspremises.co.uk



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.

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