

Commerce House

Ref No: 3271

Abbey Road, Torquay, Devon, TQ2 5YS



Modern Office Accommodation in Town Centre Location

Maximum Internal Area Approx 142.7m² (1,537 sq ft)

New Lease - Terms to be Agreed

Flexible Office Accommodation

Viewing Highly Recommended

Annual Rental of £11,650

Interested in this property?
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DESCRIPTION

The property is conveniently located towards the top of Abbey Road which is set in the heart of Torquay. Adjacent is a public multi-storey car park, annual parking permits are available. Interested parties are advised to contact the Local Authorities, Torbay Council.

With its proximity to professional services, the town centre and with its strong transport links, this is a desirable business location to those who want a central location but do not require a high street presence.

Whilst currently arranged as a number of private offices with a reception area and hallway the accommodation is scheduled to be opened into an open plan work space, this could be configured to the needs of the occupiers.

The accommodation is currently arranged as and briefly comprises:-

RECEPTION LOBBY

To:-

HALLWAY

OFFICE 1

13' 5" x 15' 9" (4.1m x 4.8m)

STAFF KITCHEN

8' 6" x 14' 1" (2.6m x 4.3m)

OFFICE 2

13' 1" x 20' 4" (4m x 6.2m)

OFFICE 3

26' 11" x 12' 6" (8.2m x 3.8m)

OFFICE 4

10' 6" x 23' 0" (3.2m x 7m)

NET INTERNAL AREA APPROX 134.9m² (1,453 sq ft).

BUSINESS RATES

The premises has formerly been rated as part of a larger demise and will need re-rating. For more information on Rates Payable, interested parties are advised to contact the Local Billing Authority, Torbay Council.

TENURE

The premises is available by way of New Fully Repairing and Insuring Lease. To be managed by service charge. For further details regarding the service charge for this property please contact the Agents, Bettesworths.

SERVICE CHARGE

The tenant will be required to pay a service charge. This will be calculated on an annual basis. The cost for 2018 was in the region of £5,850.

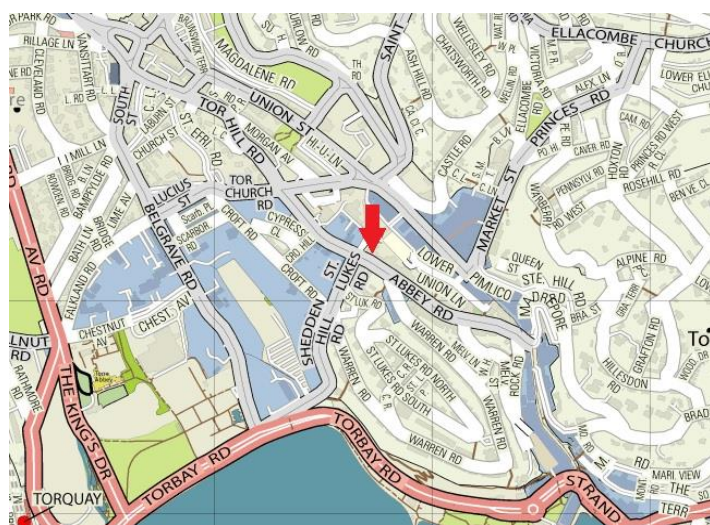
EPC AWAITED

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



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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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