

1 Palk Street, Office 4

Ref No: 3315

Torquay, Devon, TQ2 5EL



Harbourside Office Available on Inclusive Terms

Town Central Location

Net Internal Area: 22m² (236 sq ft)

6 Month Licence Available

(Rent Inclusive of Services & Buildings Insurance)

Annual Rental of £5,760

Interested in this property?
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LOCATION

Situated in the heart of Torquay town centre and a moment's walk from the harbourside. The office is well located to benefit from the strong public transport links and the amenities this town centre location has to offer. Surrounded by a variety of retailers, food outlets and professional food services, this is a vibrant and active business location within Torquay's heart and would suit a variety of professional services.

DESCRIPTION

The office is located on the first floor benefiting from a communal reception and with well appointed communal facilities.

The accommodation briefly comprises:-

OFFICE

24' 11" x 17' 1" (7.6m x 5.2m) (max)

NET INTERNAL AREA

Circa 22m² (236 sq ft)

TENURE

The office is available on a minimum six months term. This becomes a rolling month to month contract with two months notice. Payment is inclusive of cleaning, rates, water rates, communal area maintenance and buildings insurance.

UTILITIES

Rent is inclusive of all services with the exception of electricity. Offices are individually metered.

RATES

The Rateable Value is expected to be below £12,000 per annum. 100% Rates Relief available for eligible Businesses. Interested Parties are advised to contact the Local Billing Authority, Torbay Council.

VIEWING

Viewing is highly recommended and strictly by prior appointment with Bettsworths. Tel. 01803 212021.

EPC EXEMPT

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.leasebusinesspremis.co.uk



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IMPORTANT NOTE: Messrs Bettsworths 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 Bettsworths 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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