

# The Workshop, Erin Yard Storage

Ref No: 3359

East Street, Torquay, Devon, TQ2 5SD



## Opportunity to Acquire Centrally Located Workshop/Store

Versatile Space Suiting a Variety of Occupiers

To be Sold with Vacant Possession

Gross Internal Area 59m<sup>2</sup> (637 sq ft)

Viewing Highly Recommended

£55,000 Freehold

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



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## LOCATION

Erin Yard is situated close to Torquay Town Centre. Set to the rear of East Street, the property is accessed via an archway from the road.

## DESCRIPTION

Set within Erin Yard to the rear of East Street, the property comprises of two storey lock up and office. This affordable freehold offers great potential to a number of occupiers looking for a store/workshop in a central town location.

The accommodation briefly comprises:-

## GROUND FLOOR

24' 7" x 15' 5" (7.5m x 4.7m)  
Including WC.

## FIRST FLOOR

15' 5" x 24' 7" (4.7m x 7.5m)

## RATEABLE VALUE

The property is expected to be below the limited set for Small Business Rate Exemption. Consequentially eligible occupiers should be able to gain up to 100% Small Business Rate Relief. Interested parties should contact the Local Billing Authority, Torbay Council for further details.

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

## EPC AWAITED



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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