

59 Torquay Road

Ref No: 3401

Paignton, Devon, TQ3 3DT



Former Restaurant Premises in Town Centre Location

Well Situated in the Town Centre on the Main Road Between Paignton and Torquay

Recently Used for A3 Use but Would Suit a Variety of Occupiers

Total Accommodation Approximately 80m² (861 sq ft)

Viewing Highly Recommended

Annual Rental of £9,000

Interested in this property?
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LOCATION

Situated on Torquay Road, the main road connecting Paignton and Torquay, this ground floor lock up restaurant premises is highly visible to pedestrians and the large volumes of vehicular traffic that pass daily. This stretch of Torquay Road is a busy trading location, well supported by nearby occupiers which include a number of retailers, professional services and other independent and national occupiers.

DESCRIPTION

The unit presents an attractive opportunity for those looking to set up a catering operation in a highly visible position, with the opportunity to add their own stamp from the start.

The accommodation briefly comprises:-

LOBBY ENTRANCE

3' 3" x 4' 6" (1m x 1.38m)

MAIN TRADE AREA

22' 3" x 26' 8" (6.79m x 8.12m) (max)

LADIES & GENTS WC'S

COMMERCIAL KITCHEN (Unfurnished).

11' 11" x 20' 0" (3.62m x 6.09m)

ANCILLARY STORE

5' 6" x 4' 9" (1.68m x 1.45m)

EXTERNAL STORAGE

Leading to:-

REAR YARD

The premises is allocated one parking space.

TENURE

The premises is available by way of a New Fully Repairing and Insuring Lease, exact terms to be agreed. For further details contact the agents.

RATEABLE VALUE

2017 List: £7,800.

Please note this is not Rates Payable. Qualifying businesses may be eligible for 100% Rates Relief. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

EPC RATING E

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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