

3 Market Street

Ref No: 3152

Torquay, Devon, TQ1 3AA



Town Centre Ground Floor Lock Up Unit With A5 Use

Situated at the Lower End of Market Street Adjacent to Union Street

Highly Visible Location with Strong Public Transport Links and High Footfall

Retail Area Approx: 44.13m² (475 sq ft)

Would Suit a Wide Variety of Uses Including Takeaway

Annual Rental of £8,000

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



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LOCATION

Situated at the lower end of Market Street this ground floor premises is well positioned in the heart of Torquay town centre and benefits from close proximity to many national occupiers located in Union Street. These occupiers include River Island, HS Samuels, Nationwide Building Society, Travel Agents, Warrens and EE.

With this busy trading pitch, strong local transport links and a central location the shop is well positioned to capitalise on the high footfall and vehicular traffic generated by the town all year round.

The accommodation briefly comprises:-

SHOP FLOOR

44.13m² (475 sq ft)

CUSTOMER WC

ANCILLARY

19.08m² (205 sq ft)

OFFICE

7' 2" x 8' 9" (2.19m x 2.66m) 61 sq ft.

STAFF WC

STORAGE CUPBOARD

TENURE

The property will be available by way of a New Fully Repairing and Insuring Lease. Terms to be agreed by negotiation.

BUSINESS RATES

2017 List: £14,750.

Please note this is not Rates Payable. Interested parties are advised to make their own investigations with the Local Authority, Torbay Council.

EPC RATING 'C'

PLANNING PERMISSION

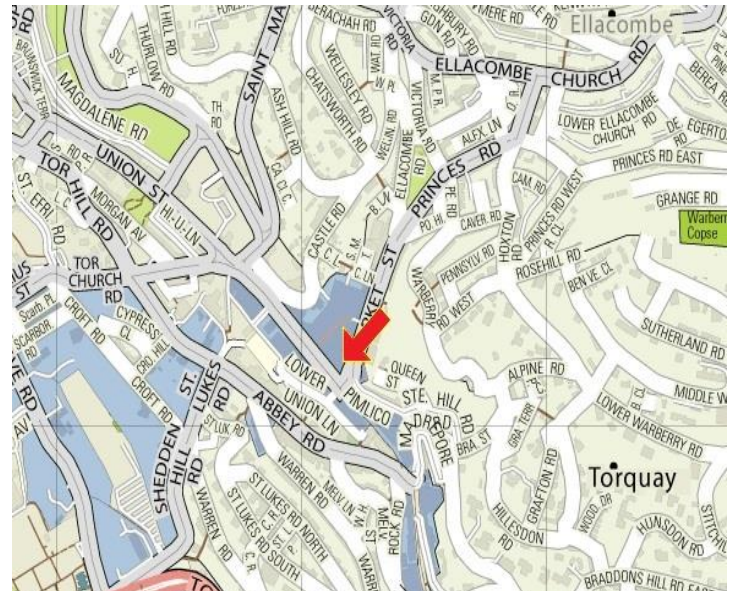
The unit has A5 use under planning reference P/2018/0924. Interested parties are advised to contact the Local Authorities Torbay Council for further information.

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole 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



www.bettesworths.co.uk
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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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