

The Terrace Bar

Ref No: 3347

12-16 The Terrace, Torquay, Devon, TQ1 1BN



Large Town Centre Premises Formerly Trading as Bar & Restaurant

Two Large Trade Areas Over Two Floors with Great Potential

Situated in the Heart of the Town Centre, Close to the Harbourside

Internal Area Approximately 215m² (2,287 sq ft)

Available on a New Lease - Viewing Highly Recommended

Annual Rental of £24,000

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



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DESCRIPTION

Currently closed, the premises presents an attractive opportunity to a number of occupiers looking to take advantage of the properties excellent location near to the harbour and the flexible trade areas on offer.

Close to Fleet Walk, Torquay's prime shopping area and the harbour, the property is well positioned to benefit from both the year round trade as well as a strong seasonal boost. Viewing is highly recommended to appreciate the size and scope of the premises on offer.

The premises comprises:-

LARGE GROUND FLOOR TRADING AREA

With central island bar.

LARGE TRADING AREA

With Kitchen, Ladies & Gents WC accessed via stairs to:-

FIRST FLOOR

KITCHEN STORAGE AREA & WASH UP AREA

LADIES & GENTS WC

Accessed from first floor.

TENURE

The property is available by way of a new Fully Repairing and Insuring lease over the whole, exact terms to be agreed by negotiation.

LEGAL COSTS

Each party are to bear their own legal costs incurred in the transaction.

BUSINESS RATES

Please note the property has formerly been valued as two separate properties and therefore, will require reassessment. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

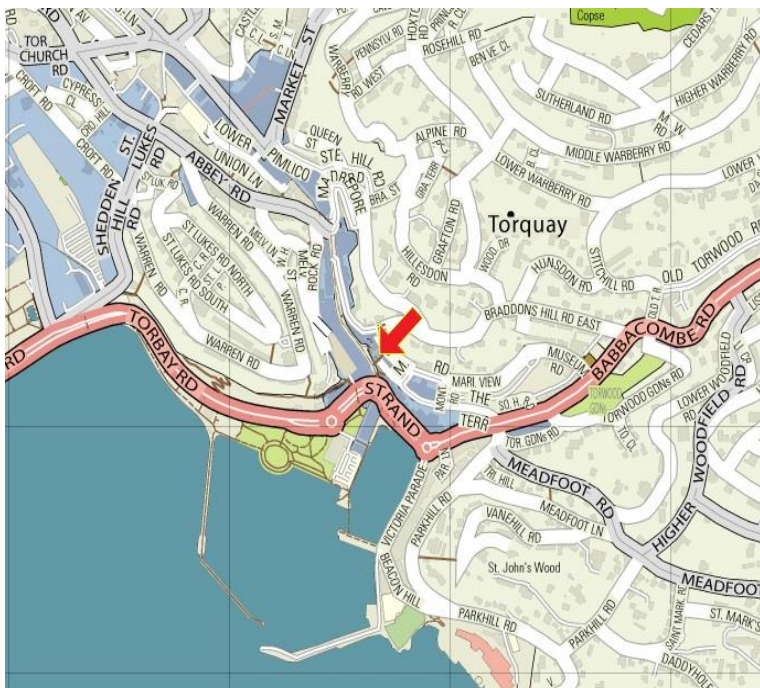
VIEWING

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

EPC AWAITED

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.lettingbusinesspremises.co.uk



www.bettesworths.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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