

13 Market Street

Ref No: 3508

Torquay, Devon, TQ1 3AF



Town Centre Ground Floor Retail/Office Unit To Let

Net Internal Area 55.94m² (602 sq ft)

Would Suit a Wide Variety of Uses (Subject to Consents)

100% Rates Relief Available for Eligible Parties

Viewing Highly Recommended

Annual Rental of £7,500

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



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DESCRIPTION

Situated on Market Street, the premises is well placed to benefit from the footfall, generated the Union Square Shopping Centre. Highly visible to the large volumes of traffic that flow through the town, thanks to the one way system down Union Street. This flexible and affordable unit would be suitable for a wide variety of occupiers.

The accommodation briefly comprises:-

NET RETAIL FRONTAGE

15' 5" (4.71m)

MAX DEPTH

26' 6" (8.07m)

BUILT DEPTH

13' 4" (4.06m)

OVERALL RETAIL AREA

33.54m² (361 sq ft).

ANCILLARY SPACE

13' 6" x 10' 11" (4.12m x 3.34m)

KITCHEN AREA

9' 10" x 4' 3" (3m x 1.29m)

WC

TENURE

The property is available by way of new Internal Repairing and Insuring Lease, with exact terms to be agreed by negotiations. Proposed terms are 6 year lease with a tenant only break after 3 years and equivalent to 3 months rent deposit. Service charge of £520 per annum.

BUSINESS RATES

2017 List: £7,900.

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

LEGAL COSTS

The ingoing tenant will be responsible for a contribution of £350 (inclusive of VAT) towards the Landlord's legal costs for raising a new lease.

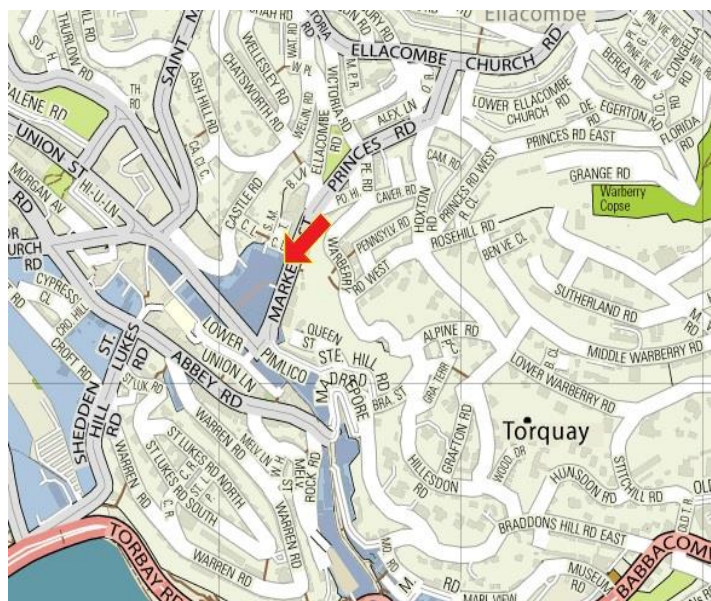
EPC RATING C

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.lettingbusinesspremises.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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