

32 Victoria Parade

Ref No: 4013

Torquay, Devon, TQ1 2BD



Double Fronted Retail Unit on Torquay Harbourside

Double Fronted Unit – 22ft Frontage

Net Retail Area Approximately 40m² (430 sq ft)

Eligible for 100% Small Business Rates Relief (Qualifying Tenants)

Viewing Highly Recommended

Annual Rental of £12,500

Interested in this property?
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LOCATION

The premises offer a tenant the opportunity to occupy a prime prominent position adjoining Torquay's Inner Harbour. Set in an ideal location in the heart of Torquay, the property benefits from a number of neighbouring leisure facilities, restaurants, cafés and an active promenade through both the day and evening.

DESCRIPTION

32 Victoria Parade is a ground floor lock up retail unit in a prime location. The unit has a large double frontage, providing plenty of display space for any user. At the back of the unit, there is a storage room, built in shelving and staff WC.

The accommodation briefly comprises:-

RETAIL AREA

22' 10" x 18' 10" (6.95m x 5.75m) (max)

HALLWAY

With built in storage.

STORAGE ROOM

6' 2" x 5' 3" (1.88m x 1.60m)

WC

TERMS

The property is available by way of a new lease, exact terms to be agreed by negotiation.

BUSINESS RATES

2017 List: £10,000.

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

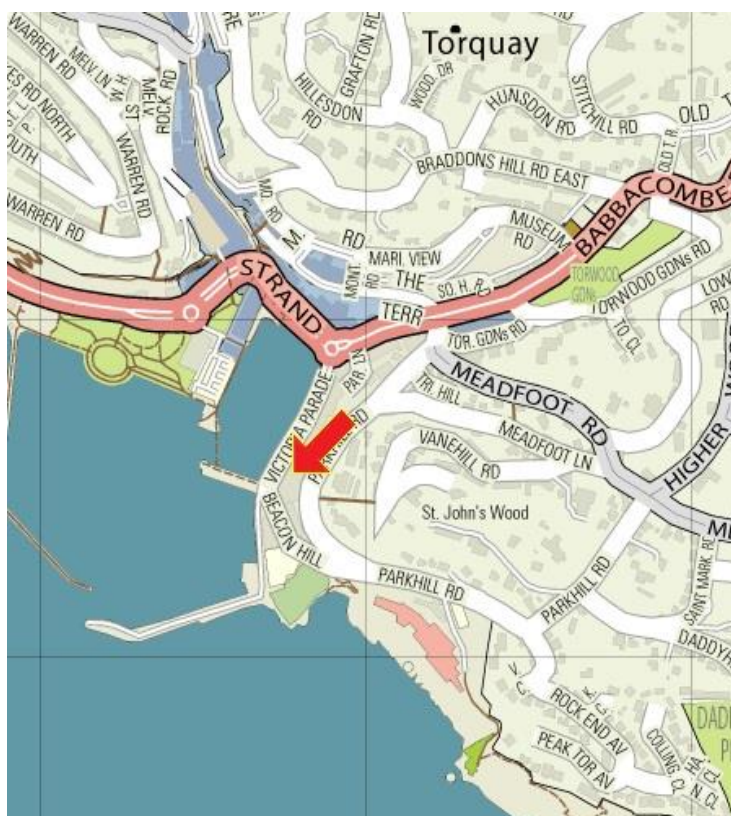
EPC RATING D

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



www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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