

7 Braddons Hill Road West

Ref No: 4548

Torquay, Devon, TQ1 1BG



Substantial Town Centre Commercial Property

Gross Internal Area of 331m² (3,562 sq ft)

Accommodation Over Ground & Mezzanine Floor

Previous Restaurant Usage but Suitable for Alternative Uses (STC)

Viewing Highly Recommended

Annual Rental of £15,000

Interested in this property?
T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



7 Braddons Hill Road West

Torquay, Devon, TQ1 1BG

LOCATION

7 Braddons Hill Road West is situated in the heart of Torquay's Town Centre, set just back from the main high street and only a couple of minutes' walk to the harbourside. Torquay, together with Paignton and Brixham, is part of the English Riviera and is a popular tourist destination. The town is a hub of activity year-round, boosted significantly during the warmer months with the influx of visitors to the area.

DESCRIPTION

An imposing, detached building with attractive brick elevations. The property offers substantial and versatile commercial accommodation in the town centre. The ground floor comprises a large open plan trade area with a large first floor mezzanine. The property was previously used as a catering premises and is still laid out as such. The property would however, be suitable for other uses, subject to necessary consent.

The accommodation briefly comprises:-

ENTRANCE HALL

Carpeted with partly glazed double doors to:-

MAIN TRADE AREA

137m² (1,474 sq ft)
Doors to:-

KITCHEN

9m² (96 sq ft)
Fitted with commercial non-slip flooring and metal cladding.

STORE

7m² (75 sq ft)

STORE

15m² (161 sq ft)

DISABLED WC

FIRST FLOOR

129m² (1,388 sq ft)
Mezzanine style with internal balcony allowing natural light from the double height windows on the front aspect.

Currently arranged as several small rooms. Stud work walls could be removed to create a large and light work area.

TENURE

The property is being offered by way of a new FRI lease, with exact terms to be agreed on negotiation.

RATEABLE VALUE

2017 List: £40,000.
2023 List: £32,500.

Please note this is not Rates Payable. Interested parties are advised to speak to the agents Bettesworths for further information as to the rates payable.

EPC RATING B

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

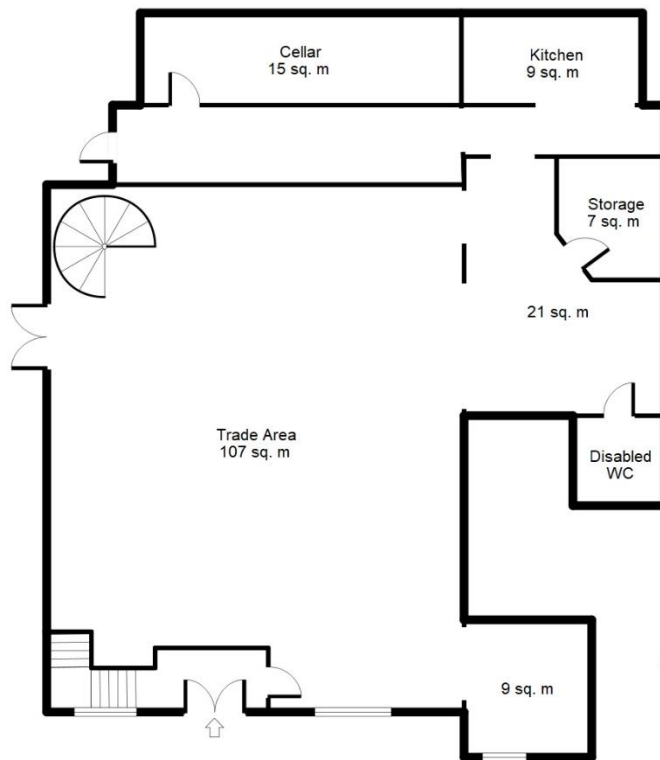
The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit www.leasebusinesspremises.co.uk

Interested in this property?
T.01803 2120 21 bettesworths.co.uk



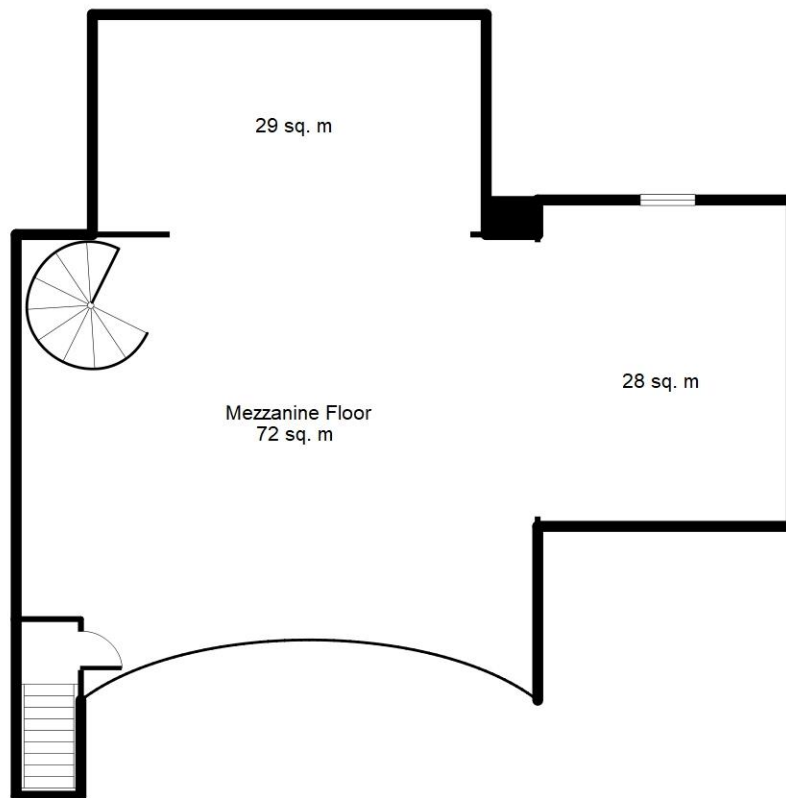
7 Braddons Hill Road West

Torquay, Devon, TQ1 1BG



Ground Floor

APPROX GROSS INTERNAL FLOOR AREA: 331 sq. m
This plan is not to scale and has been produced
as a visual representation only.



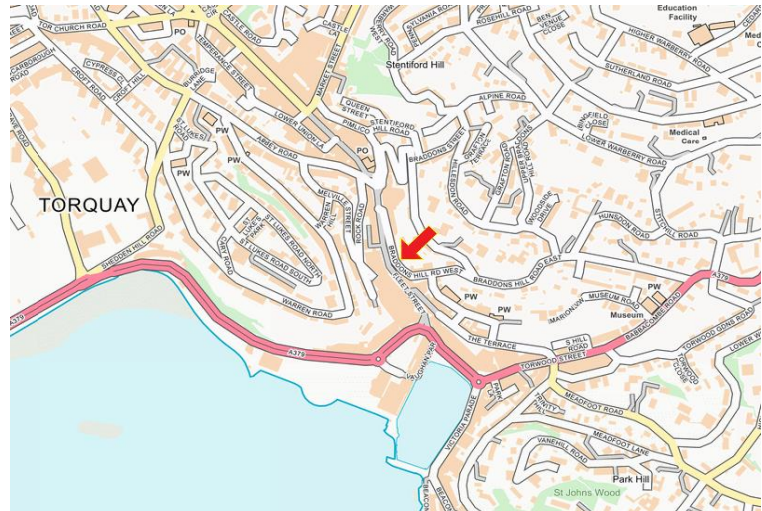
First Floor

Interested in this property?
T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



7 Braddons Hill Road West

Torquay, Devon, TQ1 1BG



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

Interested in this property?
T.01803 2120 21 bettesworths.co.uk

