

26 Roundhill Road

Ref No: 4719

Torquay, Devon, TQ2 6TH



Retail Unit in Busy Residential Area Shopping Parade

Net Internal Area Approx 55m² (593 sq ft)

Customer Parking Available to the Rear

Nearby Occupiers Include Co-op, a Hair Salon, Charity Shop & Preston Primary School

Flexible Terms Available on Negotiation

Annual Rental of £10,000



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LOCATION

The property is located on the Roundhill Road shopping parade. The location, in a well populated and affluent suburb between Torquay and Paignton, is suitable for a wide variety of possible uses (subject to consent).

The property sits in the middle of a parade that comprises a Salon, a Charity Retailer and a Cooperative Supermarket.

DESCRIPTION

With a full glazed shop front and front door, the main retail area is presented as a shell ready for occupier's fit out. The main retail area is level with a small, raised area to the rear housing WC and rear double loading doors to car park.

The shops do not have designated parking spaces. However, there is parking for general customer use, as well as loading and delivery.

The wide pavement at the front has potential to be used by the occupier, subject to necessary consents.

TENURE

The property is available by way of a new Full Repairing and Insuring Lease, with exact lease terms and lease length to be agreed.

RENT

£10,000 per annum exclusive.

BUSINESS RATES

2023 List: £9,200.

Please note this is not Rates Payable. Qualifying Small Businesses will be entitled to 100% Rate Relief. Further information is available upon request.

UTILITIES

Mains, water and electricity is connected. Gas is not.

SERVICE CHARGE & INSURANCE

A service charge of £920 per annum covers the tenant's Repairing Liabilities.

LEGAL COSTS

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

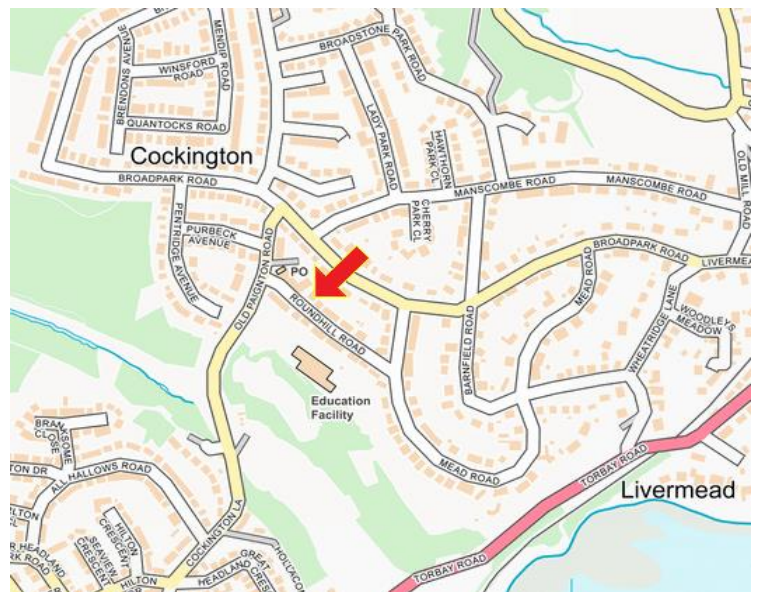
EPC RATING D

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.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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