

11 Victoria Parade

Ref No: 4863

Torquay, Devon, TQ1 2BB



Lock Up Retail Unit on Torquay's Harbourside

Net Retail Area Approximately 33m² (355 sq ft)

Potential to Reconfigure to Create a Larger Retail Area (55m² /592 sq ft)

Suitable for Retail, Office, or Alternative Uses (STC)

Viewing Highly Recommended

Annual Rental of £16,000

Interested in this property?
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LOCATION

Set in an ideal location in the heart of Torquay, the property is part of a parade of independent businesses which make up a fantastic retail and leisure offer, overlooking Torquay's inner harbour.

Victoria Parade is one of the most desirable trading locations in Torbay, being close to the Town Centre, Seafront and Torquay's Harbour. This area is a prime destination for locals and tourists throughout the year.

DESCRIPTION

11 Victoria Parade is a ground floor lock up retail unit. The unit benefits from a good-sized retail area (33m² / 355 sq ft), fitted with slat walls, ready for retail shelving and hangers. At the back of the unit, are two storage rooms (31m² / 333 sq ft), kitchenette facilities and a WC.

The unit is well suited for retail use. However, it could be adapted to suit alternative uses (subject to necessary consent).

The accommodation briefly comprises:-

RETAIL AREA

27' 2" x 13' 1" (8.28m x 3.99m)

STORE

15' 8" x 15' 2" (4.77m x 4.63m)

STORE/KITCHENETTE

12' 4" x 11' 5" (3.77m x 3.49m)

WC

RENT

The landlord is proposing a stepped rent incentive, starting at £16,000 for the first year, £17,000 for the second year and £18,000 for the third year.

TERMS

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

BUSINESS RATES

2023 List: £13,750.

Please note this is not the Rates Payable. 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.

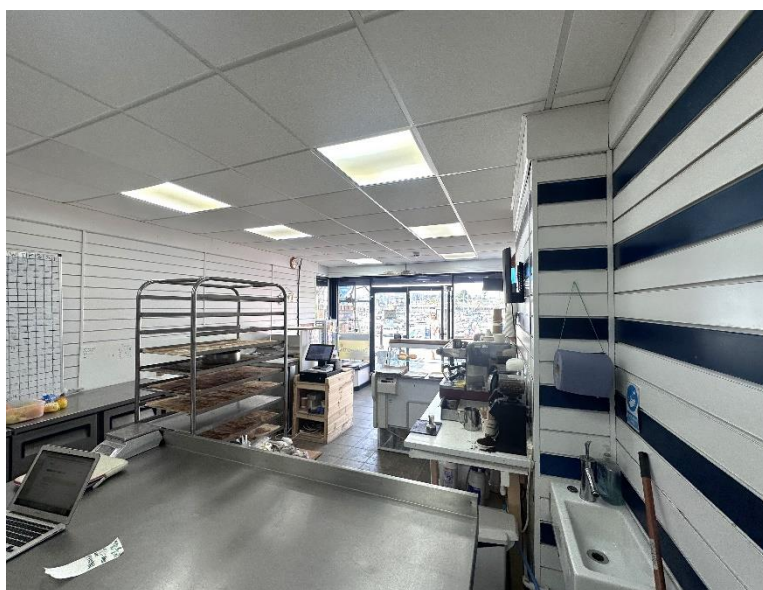
EPC RATING D

VIEWING

To 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
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