

55 Sherwell Valley Road

Ref No: 4938

Torquay, Devon, TQ2 6EL



Versatile Commercial Premises in Busy Residential Location

Gross Internal Area Approx. 50m² (538 sq ft)

Smart Accommodation, Previously Used as a Hair Salon

Convenient Location with Free Parking Available Outside

Suitable for Variety of Uses - Viewing Highly Recommended

Annual Rental of £6,000

Interested in this property?

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LOCATION

The premises is situated on Sherwell Valley Road in Torquay, a popular residential location. The premises are adjacent to a Morrisons Daily Convenience Store, a Fish & Chip shop, a Post Office and local public house within a few yards.

DESCRIPTION

55 Sherwell Valley Road comprises a ground floor lock up retail unit. The property is arranged with an open trade area of 43m² (463 sq ft) with kitchenette, WC and small storerooms.

The premises is presented with a clean and neutral fit out, ready for the next tenant. Suitable for office, retail, or other alternative uses (Subject to consent).

The accommodation briefly comprises:-

RETAIL AREA

26' 8" x 19' 0" (8.13m x 5.78m) (max)

KITCHENETTE

8' 4" x 6' 8" (2.53m x 2.03m)

STOREROOMS

7' 9" x 6' 3" (2.37m x 1.9m)

WC

LEASE

The premises is available on a new lease with exact terms to be agreed on negotiation. Interested parties are advised to speak to the agents for further details, 01803 212021.

BUSINESS RATES

2023 List: £7,700

Please note that this is not the Rates Payable amount. 100% Small Business Rates Relief will be eligible for qualifying parties. Interested parties are advised to speak to the agents Bettsworths for further details.

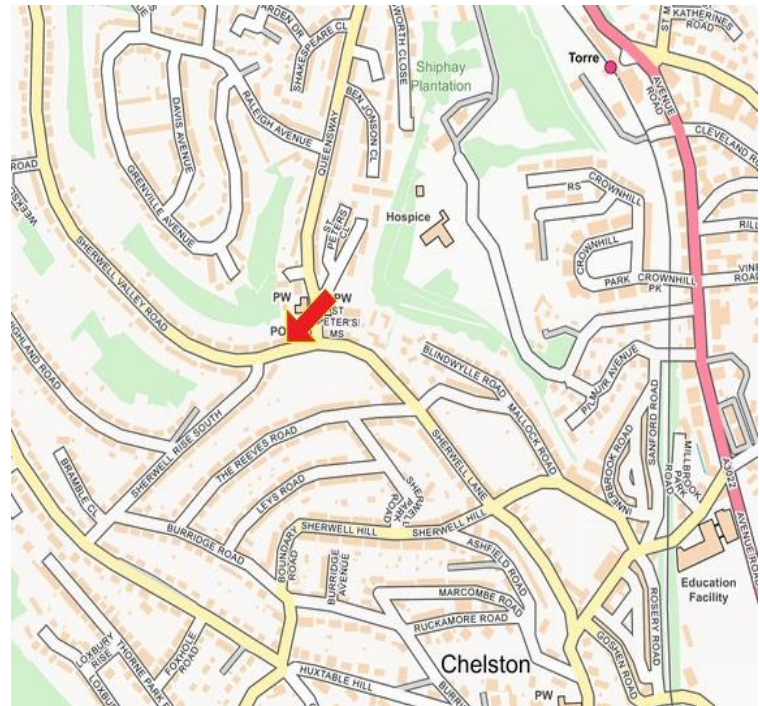
VIEWING

Viewing is strictly by appointment with the agents, Bettsworths. 01803 212021.

EPC AWAITED

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



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