

141 St Marychurch Road

Ref No: 3281

Torquay, Devon, TQ1 3HW



Ground Floor Lock Up Shop To Let

Smartly Decorated to a High Standard Throughout

Retail Net Internal Area Approx: 42.14m² (453.81 sq ft)

Office Net Internal Area Approx: 24.05m² (258.99 sq ft)

Private Parking & Separate Storage Garage

Annual Rental of £9,700

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



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LOCATION

The property is located in the parade of shops on St Marychurch Road. The area comprises a busy selection of independent and national retailers including the Crusty Loaf Bakery, Domino's, McColls Convenience Store and Waitrose. The area benefits from free on street parking and attracts high numbers of shoppers from the densely populated nearby residential areas.

DESCRIPTION

The property comprises a ground floor lock up Shop with the additional benefit of a separate rear storage garage and private parking.

The accommodation comprises:-

SHOP FRONT	4.08m	(13' 5")
<u>RETAIL AREA</u>		
MAX WIDTH	4.84m	(15' 10")
MIN WIDTH	4.08m	(13' 5")
DEPTH	9.75m	(32' 0")
NET AREA APPROX	42.14m ²	(453.81 sq ft)

OFFICE AREA

(With under stair storage)
14' 9" x 15' 7" (4.5m x 4.74m)

NET AREA APPROX	24.05m ²	(258.99 sq ft)
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SEPARATE LADIES & GENTS WC'S

SEPARATE REAR STORAGE GARAGE

A separate outbuilding for storage/workshop uses.

The property has rear access from Fortune Way with private off road parking.

TENURE

The property is available by way of a New Lease.
Lease Length and Terms to be agreed.

RATEABLE VALUE

2017 List: £5,800.

Please note this is not the Rates Payable. Interested parties are advised to make their own enquiries through the Local Billing Authority, Torbay Council, 01803 207201.

EPC RATING 'D' (94)

VIEWING

Viewing is highly recommended and can be arranged strictly by prior appointment with the Sole 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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