

The Workshop, Erin Yard Storage

Ref No: 3359

East Street, Torquay, Devon, TQ2 5SD



Opportunity to Acquire Centrally Located Workshop/Store

Versatile Space Suiting a Variety of Occupiers

To be Sold with Vacant Possession

Gross Internal Area 59m² (637 sq ft)

Viewing Highly Recommended

£55,000 Freehold





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LOCATION

Erin Yard is situated close to Torquay Town Centre. Set to the rear of East Street, the property is accessed via an archway from the road.

DESCRIPTION

Set within Erin Yard to the rear of East Street, the property comprises of two storey lock up and office. This affordable freehold offers great potential to a number of occupiers looking for a store/workshop in a central town location.

The accommodation briefly comprises:-

GROUND FLOOR

24' 7" x 15' 5" (7.5m x 4.7m) Including WC.

FIRST FLOOR

15' 5" x 24' 7" (4.7m x 7.5m)

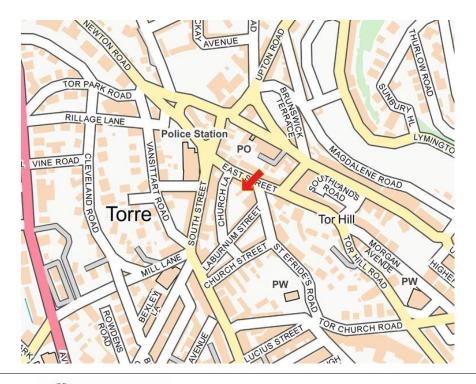
RATEABLE VALUE

The property is expected to be below the limited set for Small Business Rate Exemption. Consequentially eligible occupiers should be able to gain up to 100% Small Business Rate Relief. Interested parties should contact the Local Billing Authority, Torbay Council for further details.

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

EPC AWAITED



www.bettesworths.co.uk 29/30 Fleet Street Torquay Devon TQ1 1 BB



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.

