



Versatile Commercial (MOT Approved) Unit with Scope for Many Other Uses (subject to consents)

230 Lymington Road, Torquay, Devon, TQ1 4AR



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Substantial Commercial Premises in a Popular Central Location
Suitable for Motor Trade or Other Uses (subject to consents)
Gross Internal Area Approx: 830m² (8,935 sq ft)
Large Private Parking Yard
Scope for Subletting to Subsidise Overheads

LOCATION

The property occupies a large visible corner unit spanning from the junction of Lymington Road and Chatto Road, up to Parkfield Road.

Lymington Road is an edge of town centre location favoured by many commercial occupiers (including Jewson, Halfords, City Plumbing & Denmans) The property has until recent retirement been in owner occupation for over 90 years.

The property comprises a forecourt, garage/MOT test centre with various workshops, showrooms and stores and a large private car park/yard. Parts could be sublet to commercial or storage occupiers, in order to realise significant additional rental subsidy.

Ref No: 3374

Annual Rental of £25,000

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The accommodation briefly comprises:-

GARAGE PREMISES

MAIN WORKSHOP, GROUND FLOOR STORES & OFFICES

Totaling approximately 655m² (7,050 sq ft).

UPPER GROUND FLOOR SHOWROOM

55m² (592 sq ft).

FIRST FLOOR STORES

65m² (700 sq ft).

CAR PARK/YARD

Approximately 140m² (1,500 sq ft).

NOTE

The Landlord will consider dividing/reconfiguring the premises.

TENURE

The property is available by way of a new commercial lease. Terms to be agreed.

RENT

£25,000 per annum.

BUSINESS RATES

We are informed by the Valuation Office Agency (VOA.GOV.UK) that the Rateable Value is:-

2017 List: £17,674.

Please Note: This is not Rates Payable. Interested parties are advised to contact the Local Billing Authority, Torbay Council.

EPC Awaited

LEGAL COSTS

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

VIEWING

Viewing is highly recommended and is 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

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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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