

# 10 Torquay Road

Ref No: 3444

Paignton, Devon, TQ3 3AB



## Ground Floor Lock Up Retail Unit

Well Situated Close to the Town Centre on the Main Road Between Paignton & Torquay

Total Retail Area Approximately 37m<sup>2</sup> (398 sq ft)

Generous Ancillary Storage Plus 1 Parking Space to Rear

Viewing Highly Recommended

Annual Rental of £10,000

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)



# 10 Torquay Road

Paignton, Devon, TQ3 3AB

## DESCRIPTION

Highly visible on Torquay Road, this ground floor lock up retail unit formerly trading as RSPCA. Offers a great opportunity for those seeking a roadside position in the Town Centre. Available by way of new lease, terms to be agreed. The retail unit benefits from generous ancillary space and parking to the rear, whilst maintaining a good sized retail area to the front.

The accommodation briefly comprises:-

### RETAIL AREA 1

12' 10" x 22' 3" (3.90m x 6.78m)

### RETAIL AREA 2

7' 11" x 18' 5" (2.42m x 5.62m)

Corridor leading to:-

### WC

### STORAGE ROOM 1

14' 8" x 8' 1" (4.46m x 2.47m)

### STORAGE ROOM 2

4' 6" x 19' 3" (1.38m x 5.88m)

### STORAGE ROOM 3

14' 7" x 11' 0" (4.44m x 3.35m)

### KITCHEN

### PARKING

One space to rear.

### RATEABLE VALUE

2017 List: £10,750.

Please note this is not the Rates Payable. Qualifying Businesses may be eligible for 100% Rates Relief. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

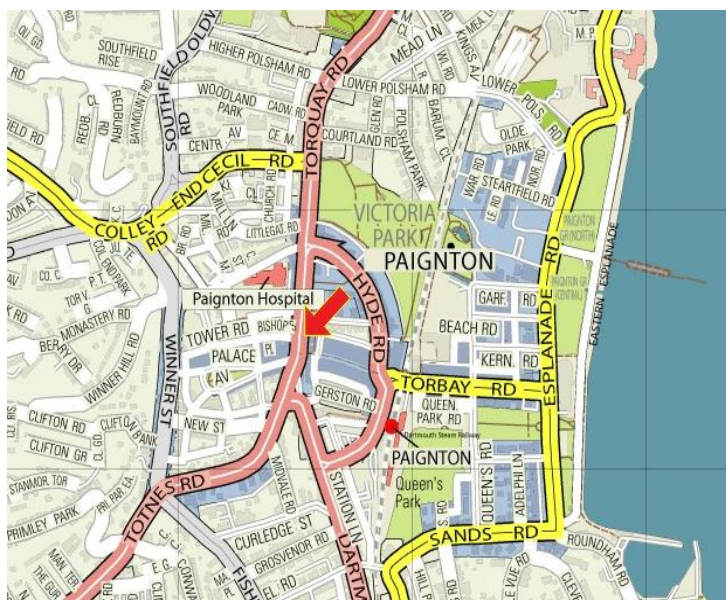
### EPC RATING D

## VIEWING

Viewing is highly recommended and can 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](http://www.leasingbusinesspremises.co.uk)



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



**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.

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)

