

4 Tor Hill Road  
Torquay, TQ2 5RA



## **Town Centre Retail Unit**

**Suitable for Many Retail or Office Uses**

**Retail Area Approx: 68m<sup>2</sup> (732 sq ft)**

**New Lease – Terms to be Agreed**

**Viewing Highly Recommended**

**First Year Rent: £6,500**

**Ref: 2810**



# Bettesworths

## LOCATION

The shop is located in the Castle Circus area of central Torquay, next to a busy and Post Office and convenience store. Castle Circus is situated at the top of Union Street very close to Torquay's prime retail area. Close by are the various offices of Torbay Council, the Town Hall and a variety of quality independent and multiple retailers.

## DESCRIPTION

The unit comprises a Ground Floor lock up shop in smart "white box" condition ready for early occupation. The property presents a good opportunity to occupy a quality shop very close to the heart of the town centre, at a very affordable rent for the location and qualifying for 100% small business rate relief.

The accommodation comprises:

### MAIN RETAIL AREA

14' 6" x 28' 3" (4.42m x 8.6m)

### TOP RETAIL AREA

17' 6" x 15' 4" (5.34m x 4.67m) (Two steps from retail area)

### ADDITIONAL AREA

6' 10" x 8' 6" (2.08m x 2.59m) (Incorporating coat store)

### STORAGE AREA

6' 6" x 12' 4" (1.97m x 3.77m)

### KITCHEN

7' 5" x 7' 8" (2.25m x 2.33m)

With worktop, fridge, sink/drain and hot water cylinder.

### WC

### TENURE

The property is available by way of a New Fully Repairing and Insuring Lease, exact Lease length and terms to be agreed by negotiation.

### BUSINESS RATES

The property is assessed for Business Rates as follows:

**2017 List: £8, 900**

**Please note this is not rates payable.** Interested parties are advised to contact the Local Billing Authority, Torbay Council.

100% Small business rate relief available to qualifying small businesses for more information contact the agents.

### LEGAL COSTS

The ingoing tenant may be expected to make a reasonable contribution towards Landlords legal costs incurred.

## VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettesworths. Tel: 01803 201021.

## NOTE

The property is also available Freehold with an asking price of £82,000.

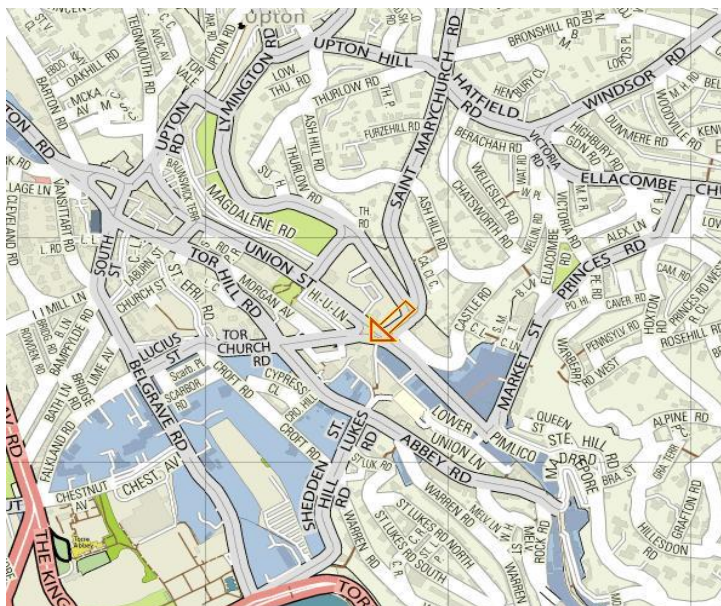
## EPC RATING 'D'

### 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](http://www.lettingbusinesspremises.co.uk)



**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.

**VIEWING: By appointment with the Agents BETTESWORTHS Tel: 01803 212021**