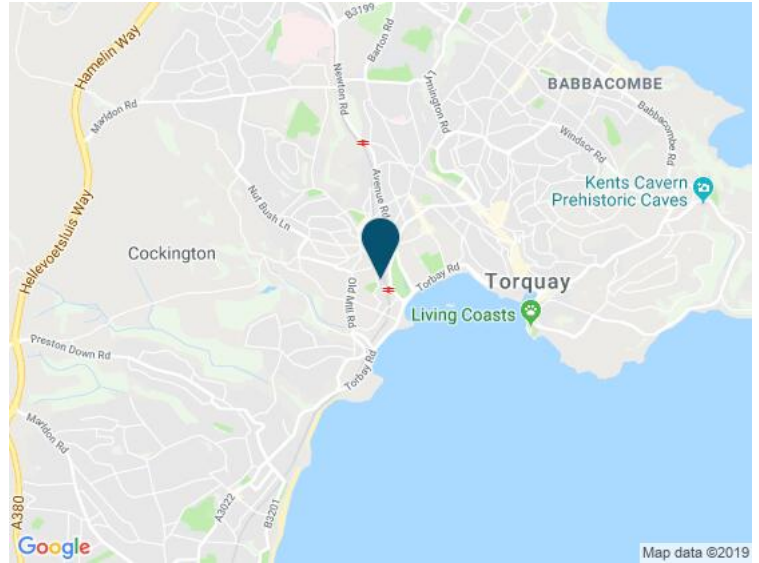











## Unit 5 Upside Station Building, TQ2 6NU

Reference number: TQY00205



-  Size: 595 sq ft (55.28) sq m
-  Location: Torquay
-  Rent: £7,140 Per Annum + VAT
-  Type: Office, Retail
-  Available From: Under Offer
-  Local Authority: Torbay
-  Deposit: 3 months rent – subject to status

### Property Description:

A newly refurbished Grade II listed building comprising of six self contained suites. Each suite benefits from independent water and electricity supplies, toilet and kitchen facilities, and electric mounted wall heaters. The suite is presented to a high standard and will be ready for immediate occupation.

## Key Details:

- Self Contained Grade II Listed Premises
- Close to Torquay Town Centre
- Prominent Location
- Suitable for a variety of Office / Professional Uses
- Flexible Accommodation

## Location Description:

The building is located on Solsbro Road and is within 5 minutes of Torquay Station

## Tenancy Agreement:

This is a three year tenancy agreement, where both the Landlord and tenant are able to serve six months notice to end the tenancy and where there is no automatic right to renew it on expiry. (This means that it is contracted-out of the security of tenure provisions of Sections 24-28 of the Landlord & Tenant Act 1954 Part II).

## Property Insurance:

The tenant to pay a contribution towards the costs of building insurance.

## User Planning:

The premises have previously been used for retail and for office uses, and may therefore be suitable for a variety of uses within Classes A1, A2 and B1 of the Town & Country Planning (Use Classes) England Order 2005.

## Business Rates:

The Rateable Value of the property on the 2017 Rating List is £4,450.00. Interested parties should contact the Business Rates department of Torbay Council on 01803 201201 for details of actual rates payable. Small Business Rates Relief may also be applicable.

## Service Charge:

Any sub-metered utilities are to be re-charged to the tenant. Direct supplies will be billed to the tenant by the relevant utility provider.

## Contact:

Derek Brace  
derek.brace@networkrail.co.uk

Paul Donneky  
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## Disclaimer:

The Arch Company Properties Limited give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements of fact, and that they do not make any representation or warranty whatsoever in relation to this property.

An intending lessee/purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Arch Company Properties Limited does not oblige itself to accept the highest or any offer.

The Arch Company Properties L.P. Registered Office: 140 London Wall, London, EC2Y 5DN. The Arch Company Properties Limited is registered in England & Wales no 11516452.

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