

HUDSON & Co

RETAIL UNIT TORQUAY



139 Babbacombe Road, TORQUAY, Devon TQ1 3SR

****Good sized A1 / A2 Premises with useful basement stores / offices with rear access to parking (2 Spaces) ****

****Fronting main route into town centre and sea front****

****Recent use as an accountancy practice****

****Double fronted shop with extensive window display****

****Flexible Terms / Competitive Rental****

TO LET (No VAT)

01392 477497

139 Babbacombe Road, TORQUAY, Devon TQ1 3SR

LOCATION: The property is located on Babbacombe Road, a popular and busy retail area that lies to the east of Torquay town centre, close to the picturesque Babacombe Downs and the shingle beaches of Oddicombe and Babbacombe, which attract visitors all the year round. Torquay, known to many as the English Riviera, is a busy seaside town with a resident population of just over 65,000, serving an extensive catchment and having a large influx of visitors in the summer.

DESCRIPTION: The property forms part of a 2-storey terraced building comprising of a self-contained lock up shop, recently used as an accountants' office and forming a double fronted ground floor retail area with extensive window display to Babbacombe Road. Additional storage and office accommodation is located at basement level with the benefit of a rear access to a parking area (2 spaces). The property includes a toilet and washing facilities and has recently been refurbished to a very good standard. The property has been used as A1 retail premises for many years and more recently as offices for an accountancy business. It would suit a multitude of uses, benefiting from a very useful basement storage area with a rear access for parking / delivery.

The main roof, Velux and guttering to the property was renewed in 2007, and apart from the front retail fascia the property is fitted with uPVC windows and external doors throughout.

ACCOMMODATION: The accommodation comprises the following approximate areas and dimensions:

GROUND FLOOR			BASEMENT		
Gross Frontage:	4.56m		Rear Store Area:	6.97 sq.m	71 sq.ft
Internal Frontage:	4.33m		Office:	21.90 sq.m	235 sq.ft
Shop Depth:	8.46m		Meter Store:	8.77 sq.m	94 sq.ft
Sales Area:	33.51 sq.m	360 sq.ft	Parking:	2 parking spaces	
Rear Area:	10.78 sq.m	116 sq.ft			

(All areas and dimensions are approximate)

SERVICES: The property is connected to mains electricity, water, and drainage. There are toilet and washing facilities at basement level.

RATES: We are advised by the Valuation Office website that the property is assessed as follows:

Description: Shop & Premises

Rateable: £4,200

Qualifying businesses under the small business rates relief scheme do not currently pay business rates on these premises.

TERMS: The shop has recently become available and is being offered on a new lease at a competitive rental and on flexible terms. Full details on application. **Guide rent: £8,500 per annum exclusive (No Vat).**

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LEGAL COSTS: Incoming tenant to pay a contribution towards the legal costs associated with preparing a lease.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment
Through the Joint Sole Agents

HUDSON & Co.

Tel: 01392 477497 or 01548 831313

Contact: DAVID EDWARDS / SUE PENROSE

info@hudsoncom.co.uk

Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.

Rear View of Property:



01392 477497