

TO LET

25 Walnut Road, Torquay, Devon

Hartnell
TaylorCook



Contact

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LOCATION - TQ2 6HP

Torquay is a town within the unitary authority area of Torbay and is the ceremonial County of Devon. It lies 22 miles south of Exeter along the A380, 38 miles north east of Plymouth and adjoins the neighbouring town of Paignton on the west of the bay.

The affluent suburb of Chelston lies approximately 1 mile to the south west of Torquay town centre. The area almost in its entirety forms part of a conservation area. Adjoining occupiers are made up of local retailers and businesses.

DESCRIPTION

The unit comprises of a ground floor retail unit with ancillary accommodation and WC.

ACCOMMODATION

The property comprises the following approximate areas and dimensions:

Gross Frontage	10.2 m	33 ft 6 ins
Net Frontage	9.0 m	29 ft 6 ins
Internal Width	8.8 m	28 ft 9 ins
Shop Depth	19.6 m	64 ft 3 ins

Ground Floor Sales	156 sq m	1,675 sq ft
Ground Floor Ancillary	6.6 sq m	71 sq ft

ENERGY PERFORMANCE CERTIFICATE

Rating B (43) - A copy of the certificate is available on application.

TENURE

A new sub-lease is available for a term of years to be agreed.

RENT

The rent passing is £17,500pa however community and charitable uses will be considered at a concessionary rate.

RATES

Rateable Value: £20,000.00

UBR: 49.70p

Rates Payable: £9,940.00

Please verify the actual rates payable with Torbay District Council.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred with the transaction.

VIEWING

For further information or to arrange an inspection, please contact the above.

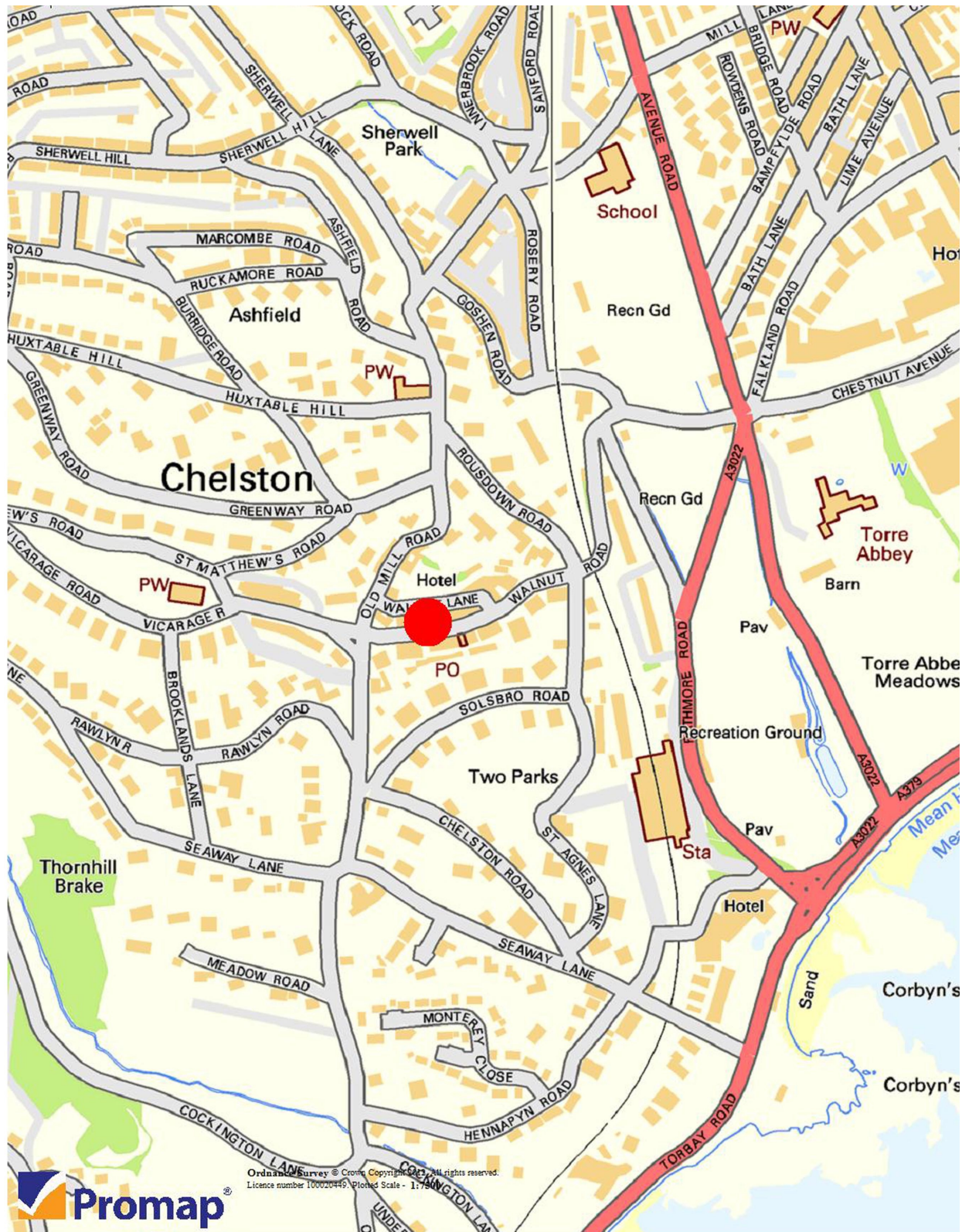
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SUBJECT TO CONTRACT

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