

23 Rock Road

Ref No: 5357

Torquay, Devon, TQ2 5SP



Convenient Commercial Lock Up Unit To Rent

Would Suit a Variety of Motor/Mechanical/Storage Uses (Subject to Necessary Consent)

Ideally Located Near Torquay Town Centre

Gross Internal Area 53m² (570 sq ft)

Eligible for 100% Small Business Rates Relief

Annual Rental of £4,500



23 Rock Road

Torquay, Devon, TQ2 5SP

LOCATION

This secure lock-up is situated on Rock Road, a well-connected street leading directly to Abbey Road in the heart of Torquay town centre. The property is only a short walk from the seafront, Marina, and the town's main shopping and dining areas, offering a highly convenient position for both personal and business use. Rock Road also provides easy access to major routes in and out of Torquay, with regular public transport links close by.

DESCRIPTION

The lock-up unit offers an excellent opportunity for a variety of uses, benefitting from large double doors that provide easy access for vehicles, tools, or equipment. The open-plan layout creates a flexible space that can be adapted to suit individual needs, whether for storage, workshop use, or a small business base.

The unit is fully serviced with mains water, electricity, and its own toilet facilities, making it a practical and convenient choice. Previously used as a building workshop, it is well-suited to tradespeople or anyone looking for a secure and versatile premises in a great location.

The accommodation briefly comprises:-

DEPTH

29' 6" (9m) (max)

WIDTH

19' 4" (5.89m) (max)

WC

TENURE

The property is available by way of a new Full Repairing and Insuring lease, with exact lease terms to be agreed on negotiation.

RENT

£4,500 per annum.

BUSINESS RATES

2023 List: £4,875

Please note this is not the Rates Payable amount.

Eligible parties will be able to claim 100% Small Business Rates Relief. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

EPC RATING E

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.leasebusinesspremise.co.uk



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 2120 21 bettesworths.co.uk

