

61 Market Street

Ref No: 5365

Torquay, Devon, TQ1 3AW



Ground Floor Retail/Office Unit Available To Let

Gross Internal Area Approx. 40m² (433 sq ft)

UPVC frontage with Two Full Height Display Windows

LED Lighting, Electric Panel Heaters, and Carpeted Throughout

Town Centre Location with Parking Options Nearby

Annual Rental of £4,800

Interested in this property?

T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



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LOCATION

The property occupies a strong trading position on Market Street, within Torquay town centre but just outside the main high street. This location benefits from steady footfall, of people travelling from surrounding residential areas into the town centre. There is on-street parking immediately outside and further free parking just a short distance away. The premises would suit a variety of users, including professional services, office operators, or retail trades seeking a convenient town location.

DESCRIPTION

61 Market Street comprises a ground floor retail unit currently laid out as office accommodation. The premises benefit from a smart UPVC glazed frontage with two full height display windows providing excellent visibility. Internally, the space is presented in office style with carpeted flooring, LED lighting and electric panel heaters. To the rear there is a kitchenette and WC.

Some office furniture remains in situ and may be available for the benefit of incoming tenants. This versatile property offers an excellent opportunity for small businesses looking for an affordable, centrally located premise.

The accommodation briefly comprises:-

RETAIL/OFFICE AREA

28' 11" x 14' 11" (8.826m x 4.554m)

KITCHENETTE

Separated by a half wall from the retail/ office area and located at the rear of the unit.

WC

TENURE

Available by way of a new lease with exact terms to be agreed on negotiation.

RENT

£400 per calendar month (£4,800 per annum). Payable monthly in advance.

BUSINESS RATES

Rateable Value: £5,600.

As this is below £12,000, the property is eligible for 100% Small Business Rates Relief. Interested parties are advised to speak to the Agents for further details.

VAT

We are advised that VAT will not be applicable on the rent.

LEGAL COSTS

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

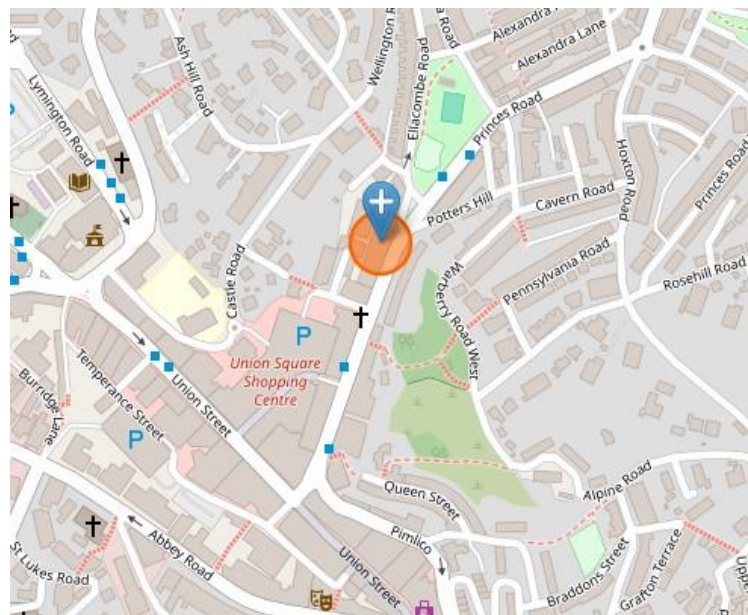
EPC RATING D

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.leasingbusinesspremises.co.uk



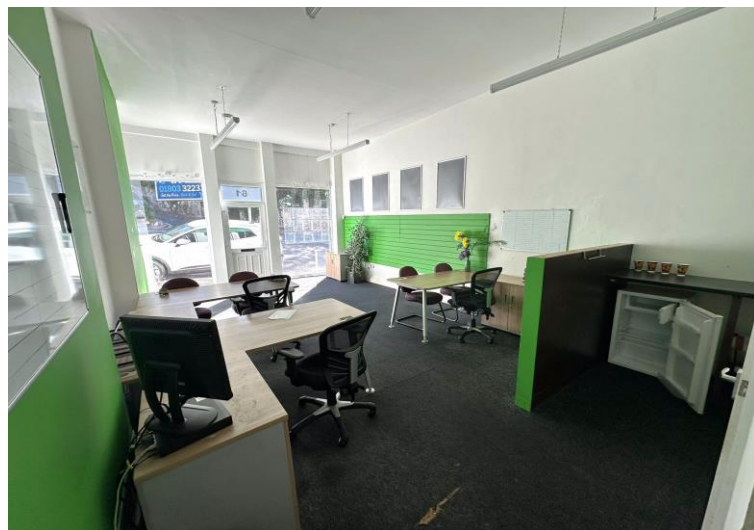
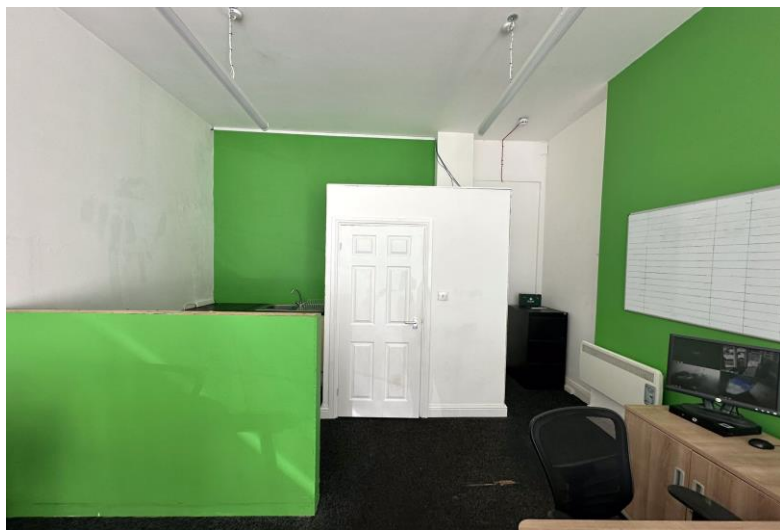
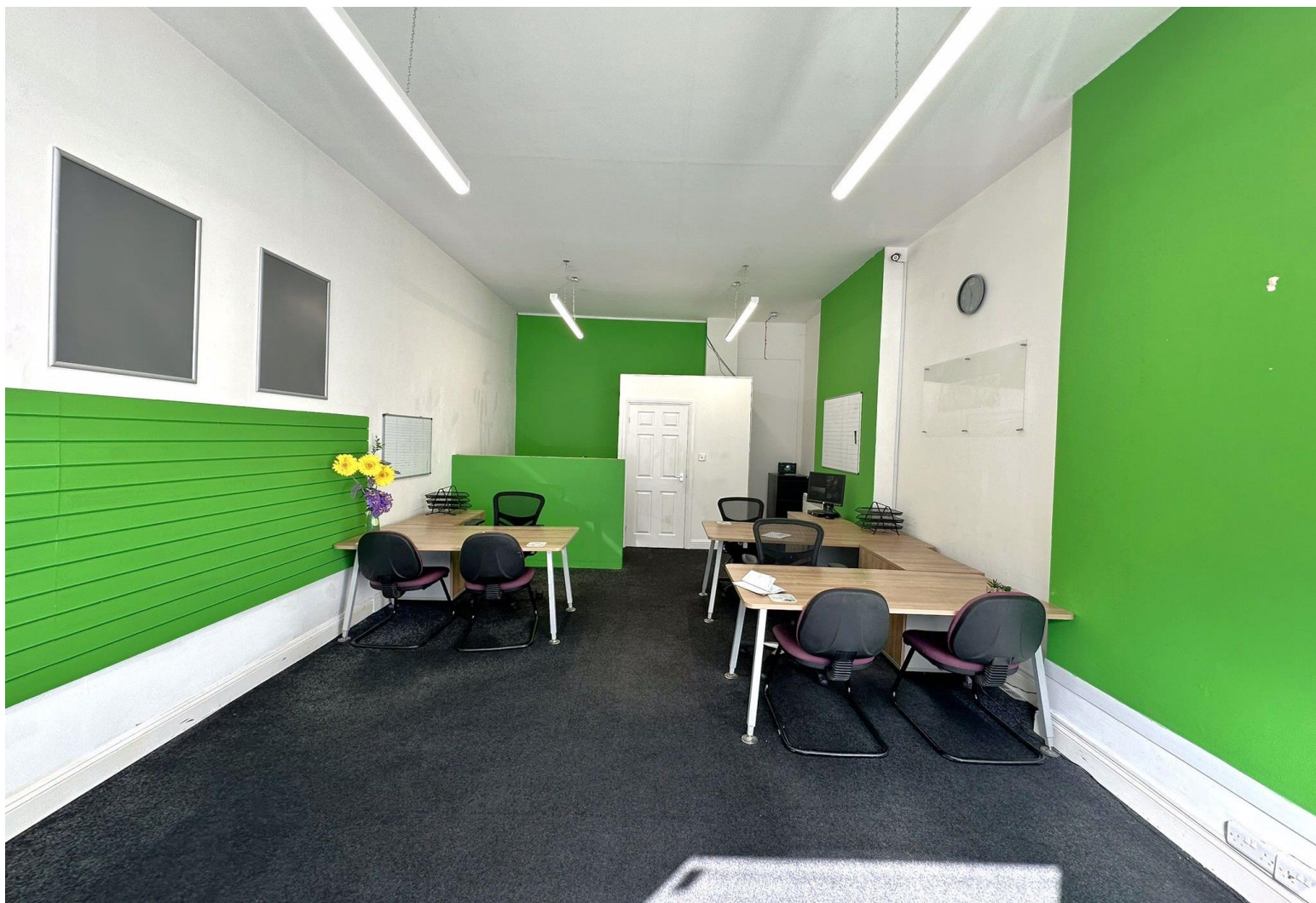
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