

To Let – Retail Shop

4 Palk Street, Torquay Harbour, TQ2 5EL

Offers in the region of £8,000 per annum



Commercial information

Net Internal Area – 485.45 sq ft (45.1 sq m)

Letting information

Available now

To view this property or request more details, contact us

TDA, Tor Hill House, Union Street, Torquay TQ2 5QW

Tel: 01803 926310

Email: enquiries@tda.uk.net

Key features

- Retail shop unit to let with various potential uses.
- Busy harbour / town centre location.
- Surrounding business include Retail Shops, Offices, Restaurants, Cafés and Bars.
- A new lease available on negotiated terms.
- Potential to incorporate neighbouring shop subject to additional negotiation.

Full description

Tenure Leasehold

Introduction 4 Palk Street, Torquay Harbour, TQ2 5EL, offered to let. The property available is shown edged red (for identification purposes only) on the below plans.

Description The property forms a retail ground floor shop unit. The property benefits from a main entrance shop front looking on to Cary Green and a second / return frontage window looking on to the arcade accessing the Harbour. A rear access leads to a shared toilet facility. The property enjoys views over Cary Green, a maintained open space with fountain. Behind the Green lies the Torquay Pavilion and Marina.

General Terms The Lease to be for a term to be confirmed, commencing on completion of a Lease. The premises is not to be used for the sale of hot food, a sex shop or an amusement arcade.

Location Torquay Harbour is a busy functioning harbour and tourist hot spot. The Torquay Harbour lies on the North shore of Torbay the English Riviera. Torquay's Harbour lies at the heart of the Town Centre only a short walk will lead visitors to a wide variety of facilities. Restaurants to suit all pockets surround the harbour, from locally sourced fish and chips to Michelin starred dining. To the east lies the harbour, to the west the Princess Theatre and Torre Abbey Sands.

Planning The property currently falls within Use Class E - Commercial, Business and Service. Please contact the Planning Department to make further enquiries.

Services The property is connected to mains electric, water, and drainage. Interested parties are required to carry out their own inspection and investigations as to the suitability of the services. We await the replacement of the electricity meter.

Viewing Strictly by appointment only with TDA, please contact the above number.

Rateable Value We understand that the current Rateable Value is £10,250 effective from the 1st April 2023, Local authority reference 315060000400. Please visit www.voa.gov.uk.

Code For Leasing Business RICS professional standards and guidance, England and Wales, Code for leasing business premises, 1st edition, February 2020, advises prospective tenants to seek professional advice before entering into a tenancy agreement.

Energy Performance Certificate Energy rating D (83)

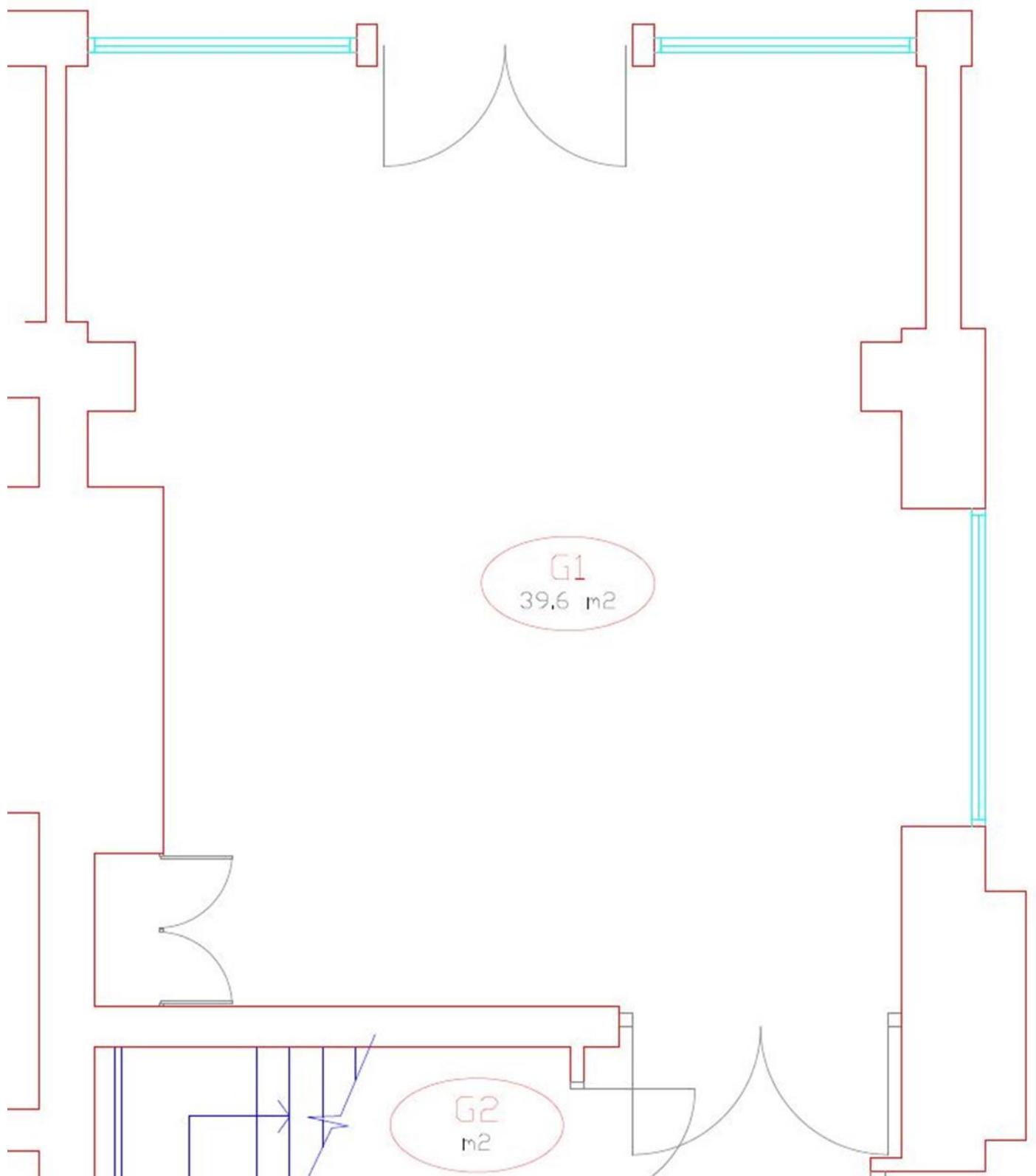
Legal Costs The incoming tenant will be expected to meet the Council's reasonable Legal and Surveyor's costs incurred in the transaction.

VAT The rent shall be subject to VAT.

Photos



Site Plans





EM Plan No: EM3011
Date: 2 April 2019
Title: 4 Palk Street, Torquay

Asset No: T0009AG
LR Title No: DN30287
Scale: 1:1250
Area: 50 m²





EM Plan No: EM3012
Date: 2 April 2019
Title: 4 Palk Street, Torquay

Asset No: T0009AG
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Area: 50 m²



Disclaimers These particulars are prepared as a general guide only for prospective interested parties of the property. Any interested parties should not rely on them as statements or representations of fact and must satisfy themselves as to the correctness of the information provided by inspecting the property and making any necessary preliminary inquiries relating their intended use before submitting any offer since TDA or Torbay Council are unable to offer warranties in this regard.

TDA accepts no responsibility for any expenses incurred by any interested parties in inspecting the site, making further enquiries or in submitting any offers (successful or otherwise) for the rights, including in the event that an alternative offer has been accepted or the proposed right is withdrawn.

Care must be taken when visiting the site. Except for death or personal injury caused by its negligence TDA and Torbay Council shall not accept any responsibility for any loss or damage suffered when viewing the site. Interested parties are deemed to accept this disclaimer by entering onto the site.

General Data Protection Regulation (GDPR Regulation EU 2016/679) and Data Protection Act 2018 – TDA and Torbay Council are committed to ensuring that any data that is provided within your expression of interest will only be used for the specific purpose in order to ultimately grant a lease. It will only be disclosed to the Council or other external parties for related purposes or as required by law. All data processing will be done in accordance with GDPR and Data Protection Act 2018. For information regarding your personal data ONLY please contact Torbay Council Information Governance Team on 01803 207467.

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