

To Let – Retail Shop & Office

5 Palk Street, Torquay Harbour, TQ2 5EL

Offers in the region of £12,000 per annum



Commercial information

Net Internal Area – 707.4 sq ft (65.72 sq m)

Letting information

Available now

To view this property or request more details, contact us
Torbay Council, Tor Hill House, Union Street, Torquay, TQ2 5QW
01803 926310 - estates@torbay.gov.uk

Key features

- Three storey building with ground floor Retail shop unit, second floor office. WC's.
- Busy harbour / town centre location.
- Various potential uses.
- 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

5 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, two WC's on the first floor, and office space on the second floor. The property benefits from a main entrance shop front looking on to Cary Green. 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.

Viewing

Strictly by appointment only with Torbay Council, please contact the above number.

Rateable Value

We understand that the current Rateable Value is £8,800 effective from the 1st April 2023, Local authority reference 315060000505. 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 C

Legal Costs

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

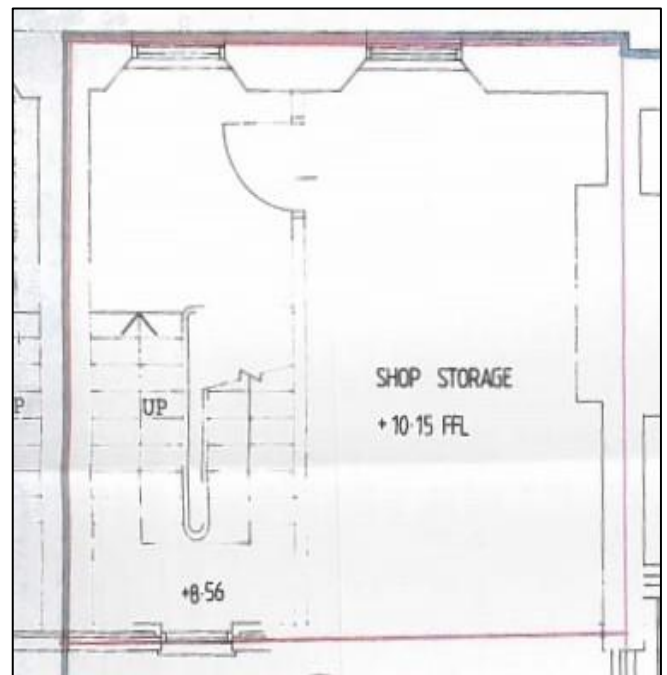
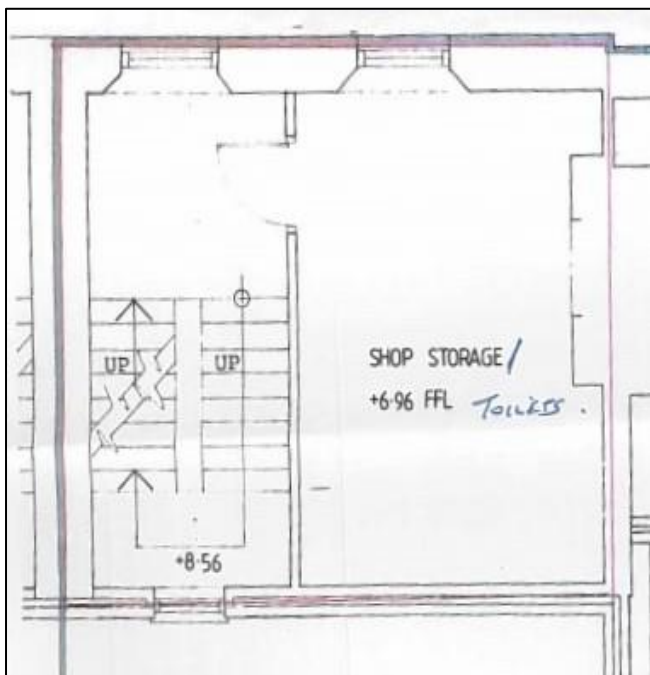
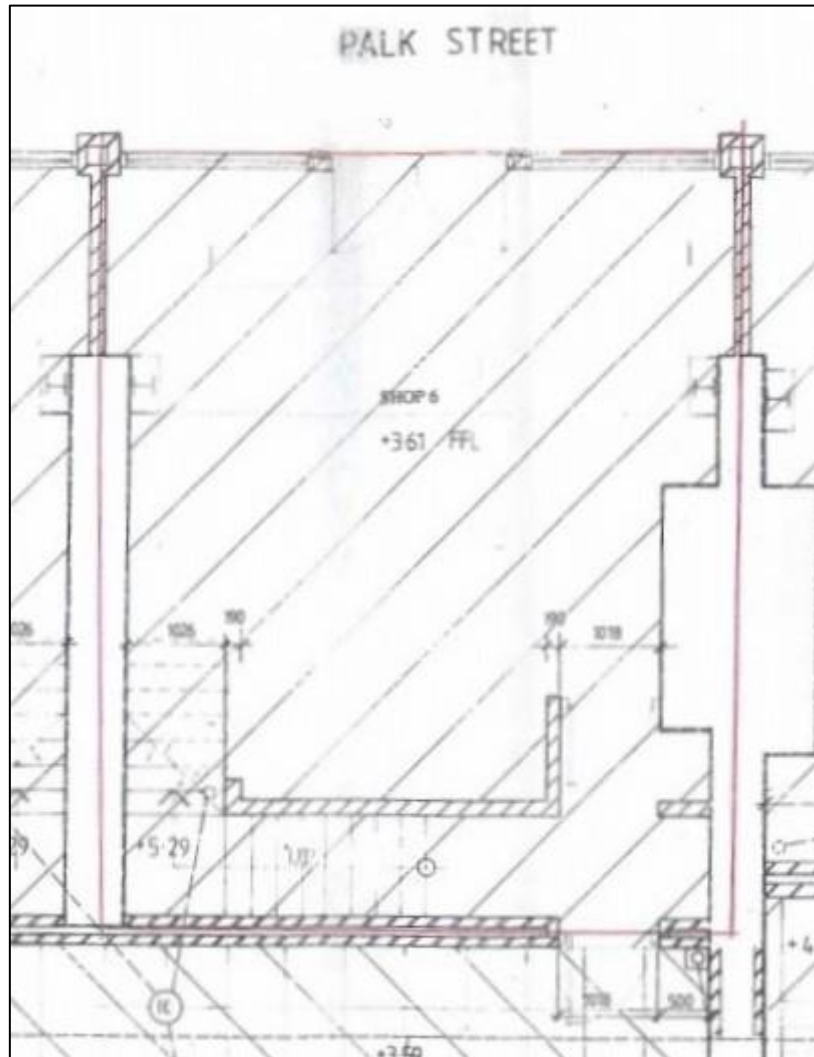
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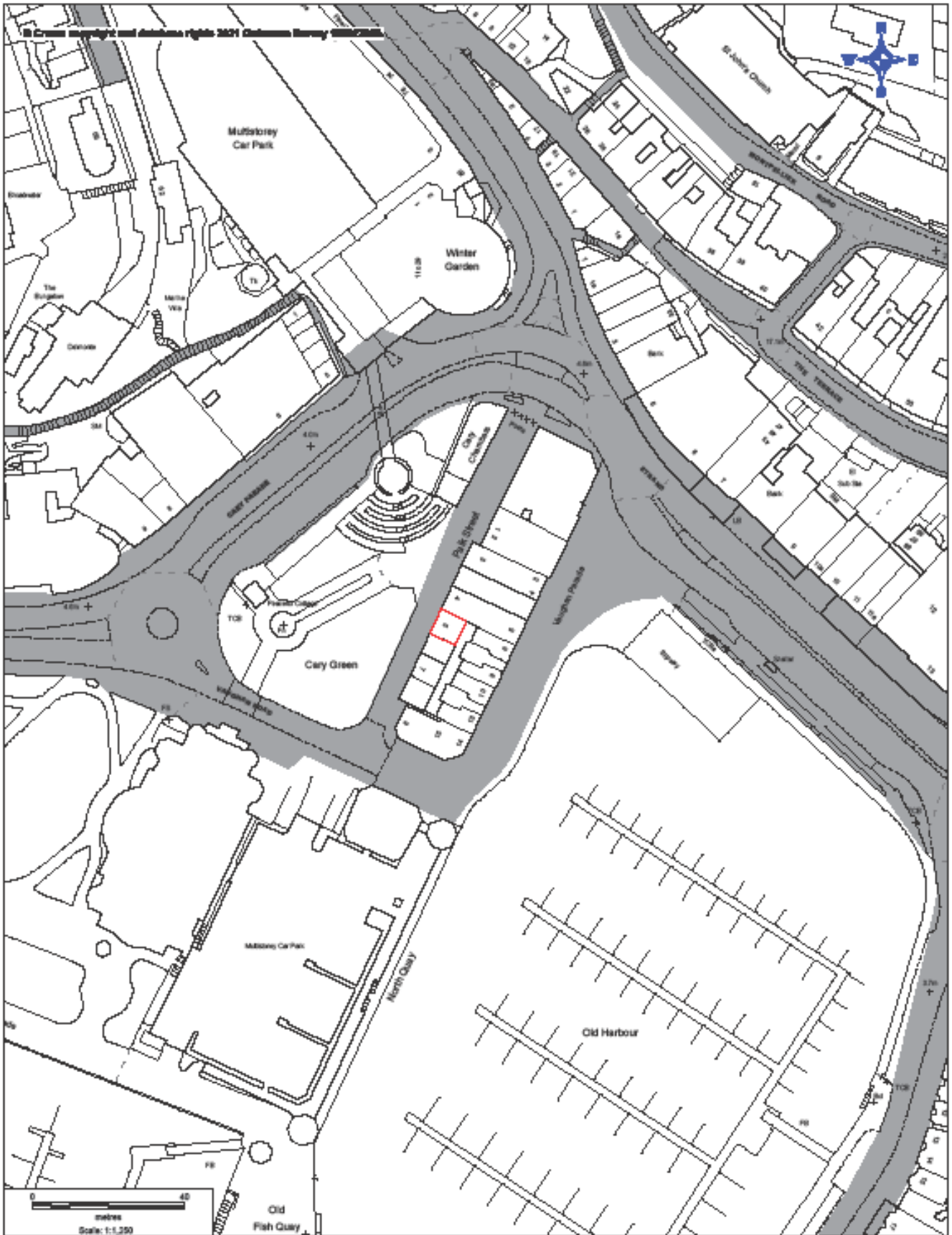
The rent shall be subject to VAT.

Photos



Site Plans





EM Plan No: EM3653
 Date: 5 May 2021
 Title: 5 Palk Street, Torquay

Asset No: T0009AD
 LR Title No: DN530287
 Scale: 1:1250
 Area: 51.4 m²

TORBAY
COUNCIL



TORBAY DEVELOPMENT AGENCY - ASSET MANAGEMENT



0 40
metres
Scale: 1:1,250

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Title: 5 Palk Street, Torquay

Asset No: T0009AD
LR Title No: DN530287
Scale: 1:1250
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TORBAY DEVELOPMENT AGENCY - ASSET MANAGEMENT

Disclaimers

These particulars are prepared as a general guide only for prospective Tenants. 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 site and making any necessary preliminary inquiries relating to their intended use before submitting any offer since Torbay Council are unable to offer warranties in this regard.

Torbay Council 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 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 – Torbay Council are committed to ensuring that any data that is provided within this tender document will only be used for the specific purpose of deciding which bid to accept in order to grant a licence. 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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