



96a Reddenhill Road Babbacombe Torquay TQ1 3NT

96a Reddenhill Road: Lock up take-away with lower ground floor storage in popular location

New Lease Available Rent £12,000pa

Offers Invited for Premium

WAYCOTTS 
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Offers Invited for Premium - Rent £12,000pa

Location & Description

Situated on the corner of Reddenhill Road and St Annes Road within the Reddenhill Road neighbourhood shopping area close to Babbacombe Downs and Cary Park.

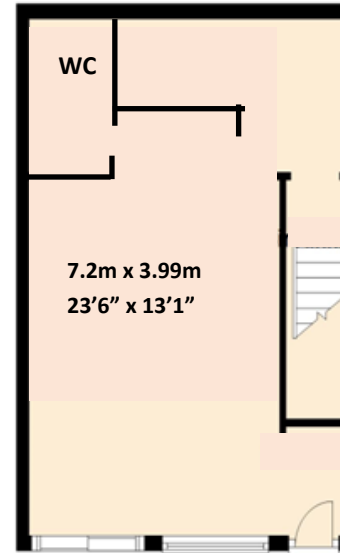
An ancillary hot food takeaway with storage at lower ground level as per attached plans available to rent.

96a Reddenhill Road

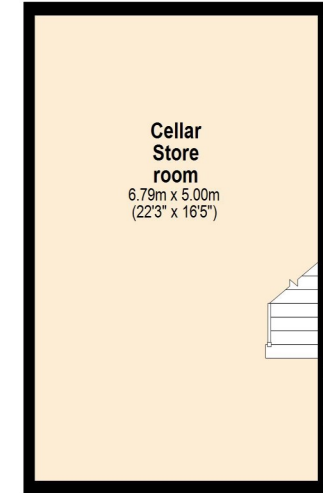
Take-away/restaurant area	28.7 sq m	309 sq ft
WC		
Basement stores	32.7 sq m	352 sq ft

There is a small outside space to the front of the shop front.

Rateable Value £ 4,150 EPC -D



Ground Floor



Cellar Store

Lease

A new lease is available length negotiable subject to 3 yearly rent reviews on effective full repairing and insuring terms.

Inventory

The comprehensive inventory is sold as seen and no warranties given by the landlord.

Legal Costs

Each party to pay their own legal costs.

VAT

All prices and rents quoted are exclusive of VAT where and if chargeable. No election to VAT has been made on this property.

Viewing Contact

Tel: 01803 403060 or email: property@waycotts.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.