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Professional Cleaning Services

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**Muddy PAWS**  
DOG GROOMING

Lock-up shop unit in popular retail parade 30.76m2 (331sq ft)

19 East Street, Torquay, TQ2 5SD

**TO LET: £350pcm (£4,200pa)**

**WAYCOTTS**  
Established 1878

# 19 East Street, Torquay, TQ2 5SD

TO RENT: Small Shop & Storage 30.76m2 (331sq ft) £80.77 per week

## LOCATION

Occupying an excellent trading location close to the town centre and with easily accessible parking nearby this well appointed lock-up shop offers an exciting opportunity suitable for a variety of trades, subject to any necessary consent.

## ACCOMMODATION

Lock up ground floor shop currently divided into two rooms arranged as:

Width 3.63m  
Depth 6.92m  
25.12m2 (270 sq ft)

Store 5.64m  
Total 30.76m2 (331sq ft)  
WC with wash hand basin

## TERMS

The premises are available on a new lease, length negotiable on effective FRI Terms. Rent reviews to be 3 yearly. Rent £80.77 per week (£4,200 per annum).

Please note that the landlords are prepared to consider an internal repairing and shop front lease on the basis of a 10% uplift of rent.

## Rateable Value

£2,275 (100% small business relief will apply to qualifying applicants)

## Use

Class E use only. No hot food takeaway.

## Services

We have not carried out any tests on the services and are therefore unable to comment on their condition or adequacy. Electricity and water connected.

## VAT

All figures are quoted exclusive of VAT whether chargeable or not.

## EPC - D Rating

**Viewing** by appointment only with sole agents Waycotts.

The Estate Office, 84a Abbey Road, Torquay, Devon, TQ2 5NP T: 01803 403060

E: [property@waycotts.co.uk](mailto:property@waycotts.co.uk)

[www.waycotts.co.uk](http://www.waycotts.co.uk)

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