



94 Belgrave Road, Torquay, Devon, TQ2 5HZ

Ground Floor Lock Up Hot Food/Takeaway Premises 85.2m² 917 sq. ft.

In Established Retail Parade in Popular Tourist Area of Town

New Lease - Length Negotiable

£12,000pa exc.

WAYCOTT'S
Established 1878

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To Let: £12,000pa exc.

Situation and Description

A ground floor commercial unit until recently trading as a hot food takeaway/kebab shop.

The property has spacious accommodation and the benefit of rear access and parking.

The premises are now requiring a complete refit.

Belgrave Road is a popular and established hotel and guest house area close to the seafront and mainline station. Torquay town centre and harbour area are also nearby.

Lease

The premises are being offered on a new lease, length negotiable subject to 3 yearly upward only rent review and on effective FRI terms.

Planning

We understand that previous to the takeaway use the premises were a fish and chips shop.

Recent planning changes have seen the 'A5' hot food takeaway use now become Sui Generous so applicants need to ensure that any intended use is compliant.

Legal Costs

Each party to pay their own legal costs.

Estate Agents fees

Tenant to contribute £1,000 + VAT towards Landlords agent costs.

EPC - TBC **Business Rates** - Rateable Value £6,200

Rent - £12,000pa

VAT - All prices and rents quotes are exclusive of VAT where chargeable.



Viewing

Strictly by prior appointment with sole letting agents Waycotts
01803 403060 or property@waycotts.co.uk

The Estate Office, 84a Abbey Road, Torquay, Devon, TQ2 5NP

T: 01803 403060

E: property@waycotts.co.uk

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