

# 57 Abbey Road

Ref No: 5603

Torquay, Devon, TQ2 5NQ



## Retail/Salon/Office Unit Available To Let

Versatile Commercial Unit - Vacant and Ready to Trade

Gross Internal Area 36m<sup>2</sup> (388 sq ft)

Close to the Town Centre - Pay and Display Parking Outside

Suitable for a Variety of Other Uses (Subject to Consent)

Annual Rental of £7,000

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)



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## DESCRIPTION

Located on Abbey Road, the unit is in a highly visible location benefitting from the one-way system, which guides Torquay's town centre traffic out to the seafront and harbourside.

The unit is vacant and ready for reletting. It has been left in good condition and would suit retailers, service providers or office uses. Alternative uses will also be considered, subject to necessary consent.

The accommodation briefly comprises:-

### RETAIL

17' 3" x 13' 3" (5.27m x 4.03m)

Opening to:-

### OFFICE/STORE

14' 1" x 10' 10" (4.30m x 3.31m) (max)

Door to:-

### WC

### TENURE

The property is available by way of a new Full Repairing and Insuring lease. Exact terms to be agreed on negotiation.

### RATEABLE VALUE

2026 List: £6,300.

**Please note this is not Rates Payable.** 100% Rates Relief available for eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

### SERVICES

We are informed that the property is connected to electric, water and mains drainage. Bettesworths have not tested these facilities and interested parties are advised to make their own investigations as to the suitability of these services.

### EPC RATING C

### VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

### CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
221 St Marychurch Road  
Torquay  
Devon  
TQ1 4NB



**IMPORTANT NOTE:** Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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