

30 Roundhill Road
Torquay, TQ2 6TH



Ground Floor Lock Up Unit To Let

Suitable for A3/A5 Takeaway Use

Well Located in Sought After Residential Area

Customer Parking to Rear

Net Internal Area Approx. 55.6m²

Viewing Highly Recommended

Annual Rental of £12,000

Ref: 2865



Bettesworths

LOCATION

Situated close to the heart of Livermead, Roundhill Road offers an enviable trading location, 5 minutes from Paignton and 10 minutes from Torquay. This parade of shops benefits from unrestricted on street parking and customer parking to the rear. Proximity to Preston primary school and bus routes also further widen the potential for trade. This well-established trading location is enhanced by its neighbouring occupiers, Co-op, Barnardo's, and local Post Office.

DESCRIPTION

Previously trading as a successful restaurant, this unit benefits from a gas supply and A5 planning permission (pending) with large serving area and kitchen, requiring fitting, this unit holds great potential for café or take-away. Viewing highly recommended.

Planning Ref P/2016/1315

The accommodation comprises:

RETAIL AREA 19' 4" x 15' 9" (5.9m x 4.8m)

Steps to:-

ANCILLARY 9' 6" x 12' 6" (2.9m x 3.8m)

LADIES & GENTS WC

KITCHEN 15' 9" x 15' 9" (4.8m x 4.8m)

TENURE

The property is available by way of a new full repairing and insuring lease, with exact terms to be agreed by negotiation

BUSINESS RATES

2017 List: £5,200

Please note these are not the rates payable. Eligible businesses will be able to apply for 100% small business rates relief. Interested parties are advised to make their own enquiries about rates payable with local billing authority, Torbay council.

VIEWING

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

EPC RATING D

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

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.

VIEWING: By appointment with the Agents BETTESWORTHS Tel: 01803 212021

