



# TO LET

Retail unit

## 640 sq.ft

(59.4 sq.m)

28 Roundhill Road, Torquay, Devon TQ2 6TH

- Free Car parking / delivery area to rear of unit
- Popular residential area
- Neighbouring tenants include Co-op, Barnardo's and Well Guide Hair
- Opportunity to combine with adjacent unit to form larger space

### LCP.

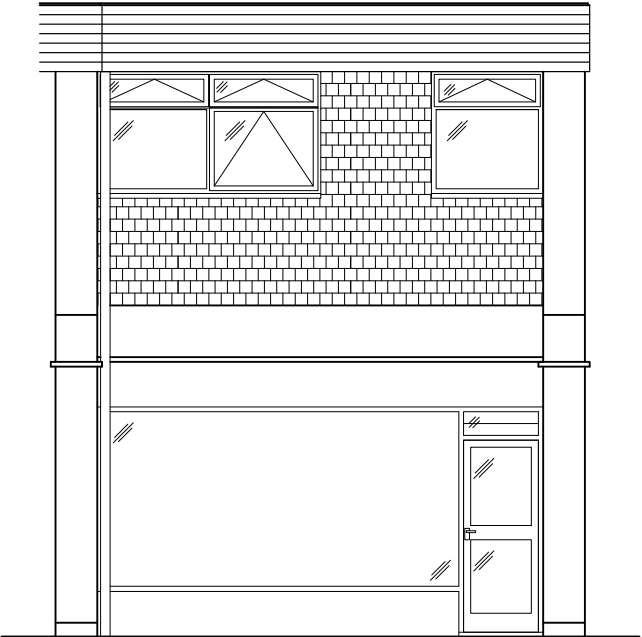
part of M<sup>2</sup>Core

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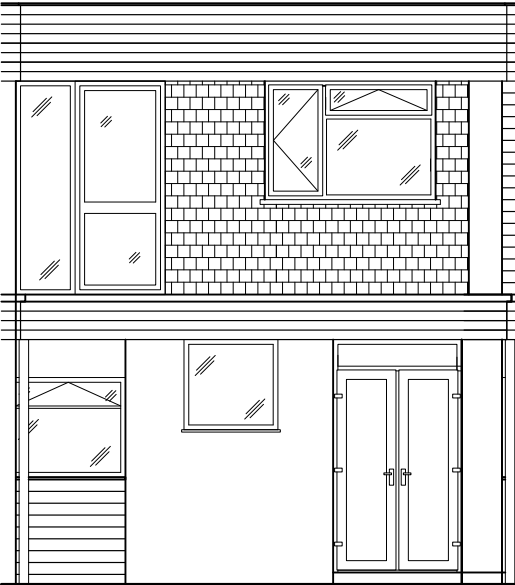


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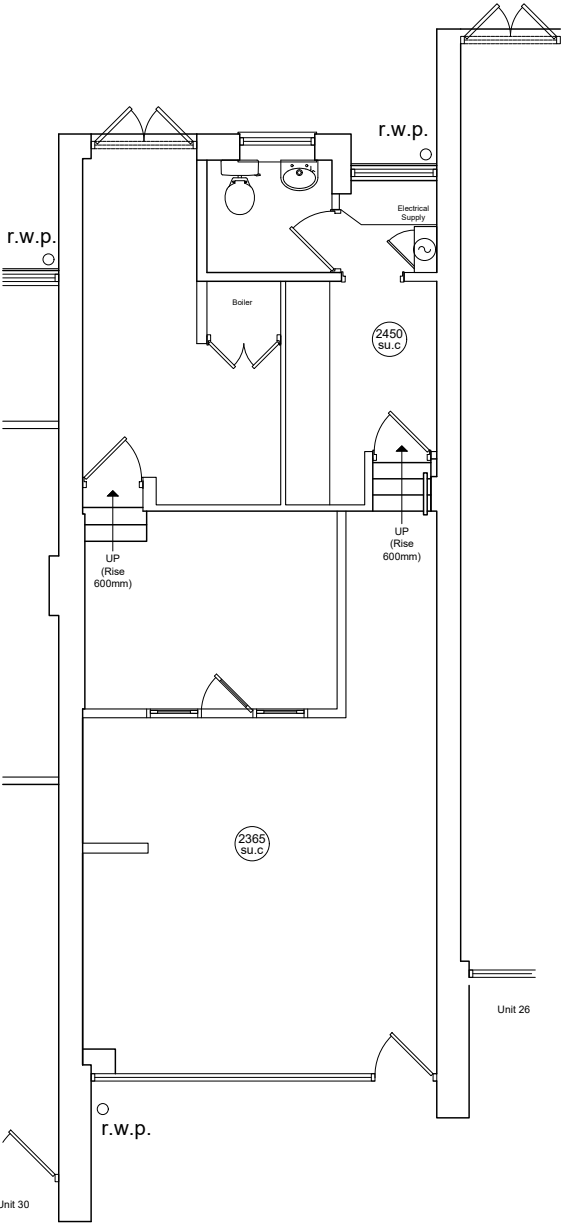


Unit 28

FRONT ELEVATION  
Upper floor NOT Surveyed



REAR ELEVATION  
Upper floor NOT Surveyed



Unit 28  
AREA 640 sq ft

# 28 Roundhill Road, Torquay, Devon TQ2 6TH

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	640	59.4
<b>TOTAL</b>	<b>640</b>	<b>59.4</b>

## Description

The ground floor retail unit is located mid-way in a parade of community retail units and faces onto the old Paignton Road / Roundhill Road junction. Bus stop located nearby.

The unit has a front fully glazed window and front door entrance. Internally, the main retail-sales area is largely configured on the ground floor level with rear elevated storage areas and WC accessed via a set of upwards steps.

There is a rear door accessing a private car park area. Whilst parking spaces are not specifically allocated, the area is designed for customer use and also provides for a loading / delivery area. Externally, there is a pavement immediately in front of the unit which could be utilised, subject to the appropriate permissions.

## Rent

£10,000 per annum exclusive.

## Rates

Rateable Value from April 2024 is £9,500 (small rates exception). Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

## Services

The unit has electricity connected.

## Service Charge & Insurance

This unit participates in a service charge of TBC per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.



## Energy Performance

D-86. Further information available upon request.

## Planning

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

## Location

Paignton, one of the 3 key English Riviera resorts, is a popular coastal destination in South Devon. Tourists are attracted to the area with its beautiful coastline and countryside.

The town has the benefit of a branch line railway service and an established road network connects it to nearby Torquay and Exeter. Roundhill Road is located within a residential hinterland to the main coastline and nearby occupiers include Preston Primary School, Co-Op, Barnardo's and Pincombe Estate Agents.

## Viewing

Strictly via prior appointment with the appointed agents:



### Paul Bettesworth

01803 21 20 21

E: paul@bettesworths.co.uk

### George Helmore BSc (Hons)

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E: george@bettesworths.co.uk

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part of **MCore**

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### Alex Williams

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