



SUBJECT TO VACANT POSSESSION

TO LET

Retail unit

640 sq.ft

(59 sq.m)

32 Roundhill Road, Torquay, Devon TQ2 6TH

- Car parking / delivery area to rear of unit
- Popular residential area
- Other occupiers include Well Guided Salon, Pincombes Estate Agents, Barnardos and Co-op

LCP.

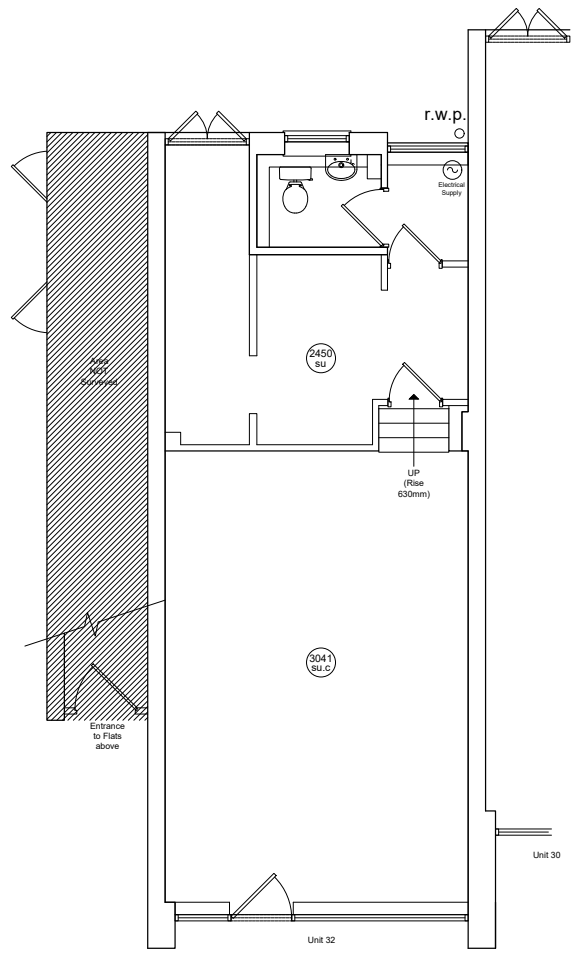
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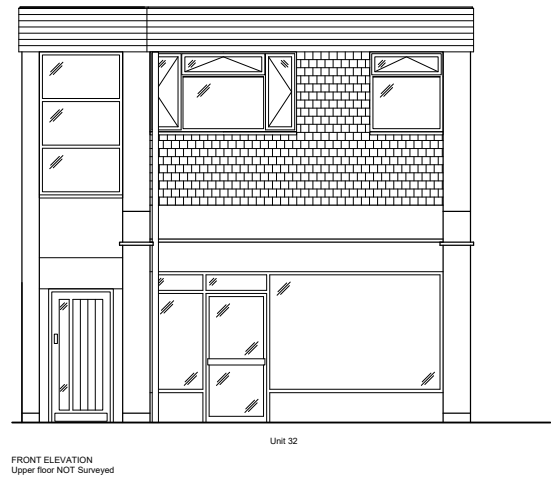
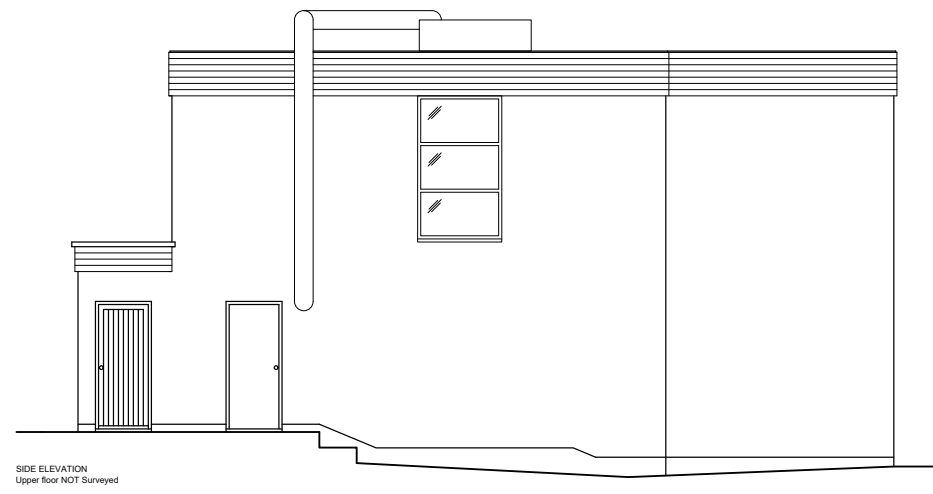
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32 Roundhill Road, Torquay, Devon TQ2 6TH



Unit 32
AREA 640 sq ft



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Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	640	59
TOTAL	640	59

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

£12,500 per annum exclusive.

Rates

Rateable Value is £9,400. 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. 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 ongoing 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:

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