



To Let

£12,500 pax

Ground Floor Retail Unit 26 Roundhill Road,
Torquay, Devon TQ2 6TH

Approx. 594 Sq Ft
(55.20 Sq M)

Summary

- Rare opportunity to let a ground floor retail unit within a community parade
- Ground floor outlet approx 594 sq ft
- Occupying mid-terrace of retail parade
- Suitable for use within 'E' class
- Car parking / delivery area to rear of unit
- Popular residential area
- Other occupiers include Co-op, Barnardo's, Pincombe Estate Agents and Well Guide Hair.
- Preston Primary School located nearby.

Location:

Roundhill Road, Livermead sits between Torquay and Paignton.

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.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Ground floor	sq m	sq ft
Total	55.20	594

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

D (86)

Planning:

The amended use classes would mean this property could be used for E class uses which include retail, cafe/restaurant, creches, indoor recreation and gyms. Please enquire for further information.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £5,600. Therefore making the

approximate Rates Payable £2,794.40 per annum for 2022/23. From the 1st April 2023 a new rating list comes into effect which will see the approximate Rateable Value increase to £9,200 making the Rates Payable £4,590.80 per annum for 2023/24.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The premises are available by way of a new full repairing and insuring lease.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

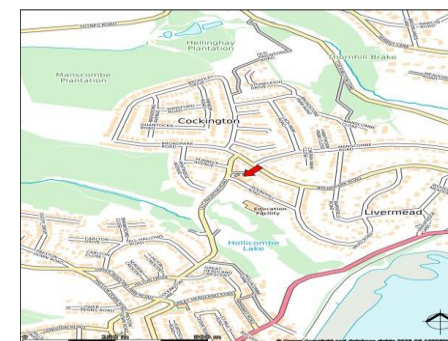
All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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