



# TO LET

Retail unit

## 605 sq.ft

(56.2 sq.m)

**26 Roundhill Road, Torquay, Devon TQ2 6TH**

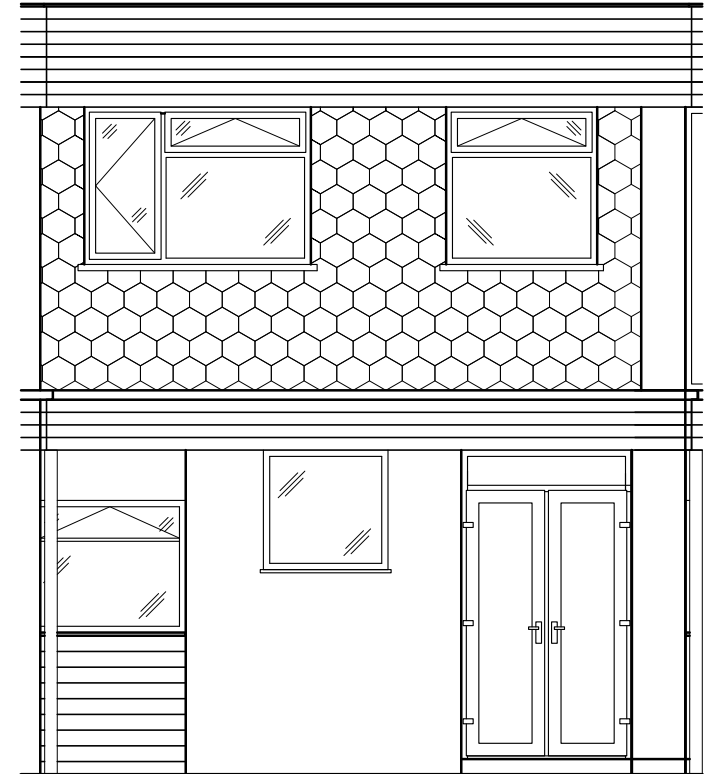
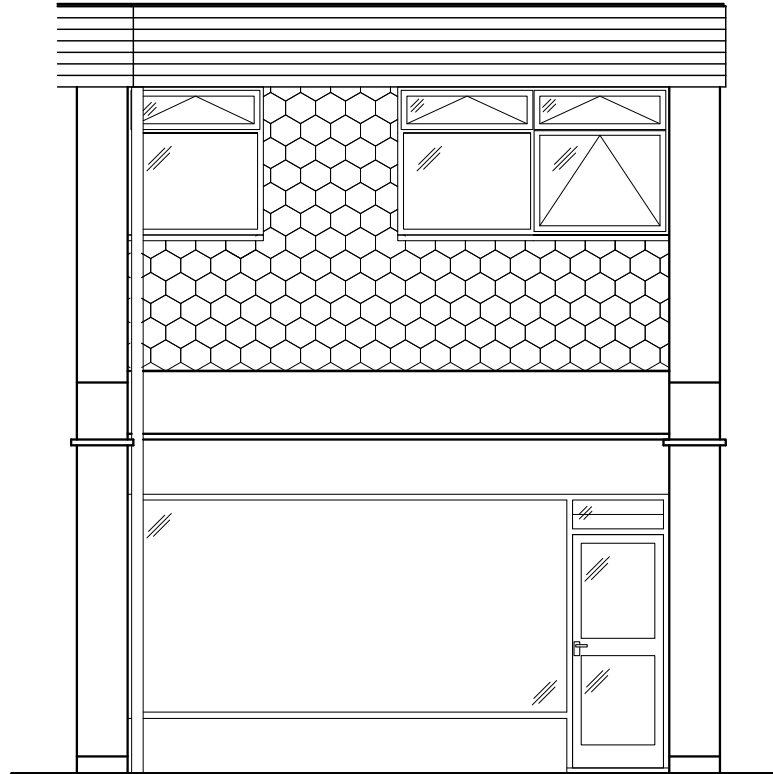
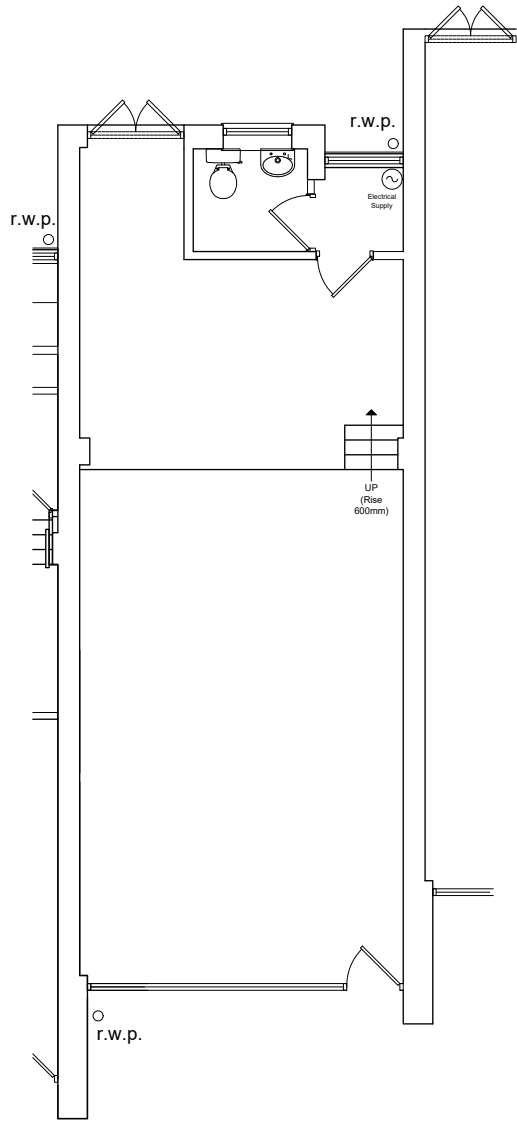
- Car parking / delivery area to rear of unit
- Popular residential area
- Other occupiers include Preston Primary School, Co-op, Barnardo's, Pincombe Estate Agents and Well Guide Hair

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## 26 Roundhill Road, Torquay, Devon TQ2 6TH

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	605	56.2
<b>TOTAL</b>	<b>605</b>	<b>56.2</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

£12,500 per annum exclusive.

### Rates

Rateable Value from April 2023 is £9,200. Rates Payable from April 2023 is £4,590.80 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 £920 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

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### 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:



Paul Bettesworth 01803 21 20 21  
E: paul@bettesworths.co.uk

Owned and Managed by



Alex Williams 07741 951843  
AWilliams@lcpproperties.co.uk