

5 Lucius Street

Ref No: 3873

Torquay, Devon, TQ2 5UW



Commercial Unit Available in a Popular Trading Location

Ground & First Floor Area Approximately 63m²

High Levels of Foot and Vehicular Traffic

Hour Long on Street Parking Nearby

Suitable for a Variety of Uses (Subject to Consent)

Annual Rental of £8,500



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LOCATION

Lucius Street is known as a busy trading location linking Torquay's principle holiday accommodation area with the town centre. The area is popular with a variety of occupiers including retailers, service industries, cafes and a large furniture showroom. The street benefits from hour long on street parking and a bus stop.

DESCRIPTION

Currently used as an office but suitable for a variety of uses (subject to consent). The unit has a large open planned area with partitioned offices to the rear. On the first floor there is further office space, WC's and a Kitchenette. The unit benefits from extensive basement storage.

The premises briefly comprises:-

OFFICE

16' 2" x 26' 0" (4.93m x 7.93m)

PARTITIONED OFFICE

3' 9" x 7' 4" (1.14m x 2.24m)

REAR OFFICE

10' 2" x 18' 5" (3.1m x 5.62m) (max)

FIRST FLOOR OFFICE

7' 1" x 11' 11" (2.16m x 3.62m)

BASEMENT STORE

13' 11" x 6' 9" (4.25m x 2.05m)

STORE

12' 0" x 4' 9" (3.66m x 1.46m)

STRONG ROOM/VAULT

12' 0" x 4' 9" (3.66m x 1.46m)

STORE

8' 2" x 11' 10" (2.5m x 3.61m)

STORE

8' 10" x 14' 8" (2.7m x 4.48m)

STORE

22' 8" x 9' 4" (6.9m x 2.85m)

FIRST FLOOR COMMUNAL AREA

5 Lucius Street shares a Kitchenette and WC facilities on the first floor with The Bridal Box.

TENURE

The property is available by way of new Full Repairing and Insuring lease. Lease length and exact terms to be agreed by negotiation.

BUSINESS RATES

Qualifying occupiers will be eligible for up to 100% Small Business Rate Relief. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

EPC RATING C

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 21021.

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.leasebusinesspremise.co.uk



www.bettesworths.co.uk

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