

Prime Seafront Restaurant

4 Abbey Sands, Torquay, TQ2 5FB

Ground Floor: 3,297ft² (306.34m²)

First floor: 736ft² (68.36m²)



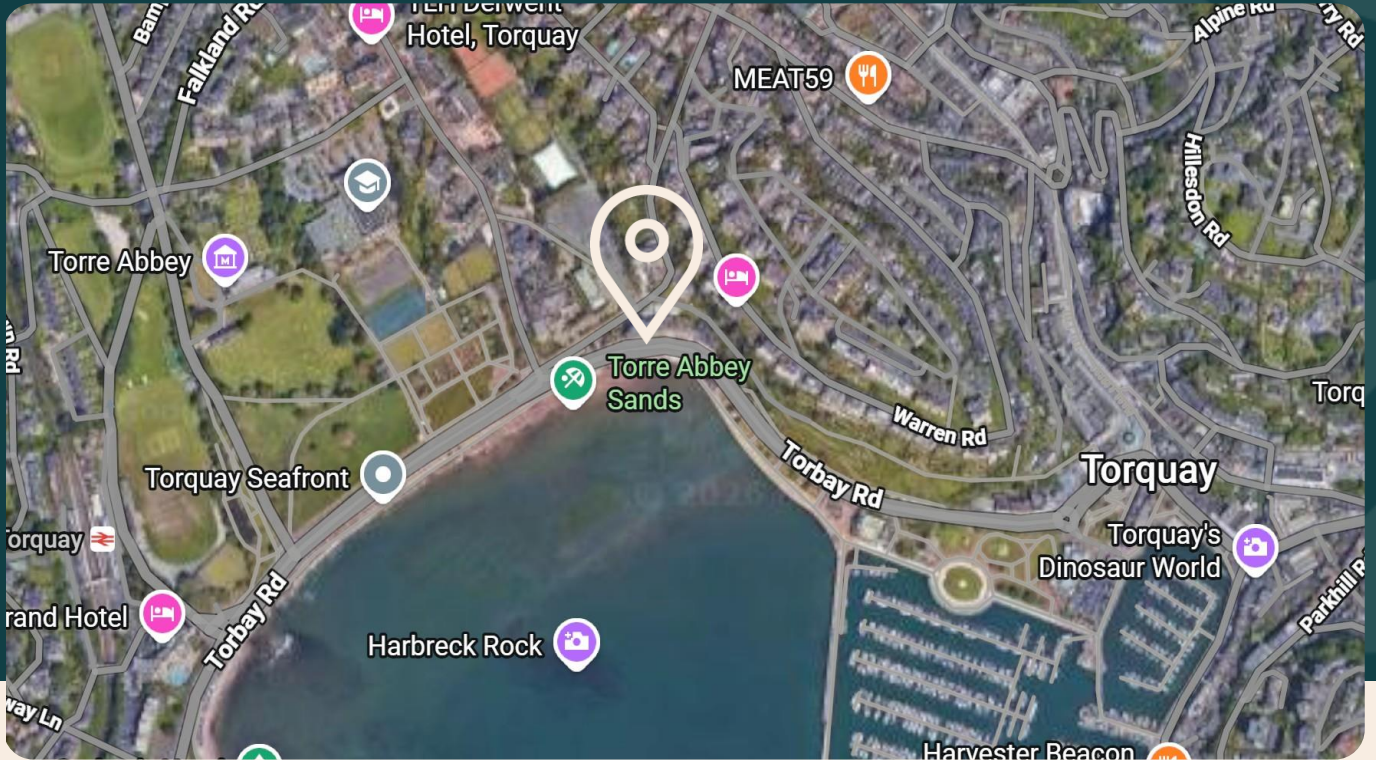
To Let (subject to vacant possession)



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Location



Torquay is the principal town of the English Riviera on Devon's south coast, serving a Torbay catchment of approximately 140,000 and benefitting from strong year-round tourism, with over 880,000 staying visitor trips annually across Torbay. The town is accessed via the A380, linking to the M5 at Exeter approximately 22 miles to the north.

Abbey Sands occupies a landmark position fronting Torbay Road at the centre of Torquay's seafront promenade, directly opposite Torre Abbey Sands beach. The scheme is the town's premier seafront dining destination, with adjoining occupiers including Bistrot Pierre, Costa Coffee and Loungers. The harbourside and town centre are within easy level walking distance, and the unit benefits from excellent prominence, sea views and strong promenade footfall.



Accommodation

The unit comprises a prime ground floor restaurant within the Abbey Sands development, currently trading as Las Iguanas. The accommodation is part fitted, has full-height glazed frontage and an extensive external terrace directly overlooking the seafront, providing valuable additional covers during the trading season. The unit enjoys one of the most prominent food and beverage pitches in Torquay, with uninterrupted views across Torbay.

The property comprises the following internal floor area:

Net Internal Areas	SQ FT	SQ M
Ground Floor	3,297	306.34
First Floor	736	68.36
Total	4,033	374.70

Rent

Quoting rent £115,000 per annum exclusive.

VAT

VAT is applicable at the prevailing rate.



Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to vacant possession.

Service Charge

Service charge is payable on an apportioned basis, payable towards communal maintenance of the building. It is estimated at £29,000 for the current year.

Business Rates

The premises is assessed as follows:

Rateable Value:	£73,500
UBR (2026/2027):	0.43
Rates Payable:	£31,605

This information is for guidance only and all parties are advised to check themselves with the local billing authority.

EPC Rating

An EPC has been commissioned and can be provided upon request.

Viewing

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

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