



MOTOR VEHICLE WORKSHOP / MOT TEST CENTRE
206.15 SQM (3,295 SQ FT) APPROX

Rent: £29,000 Per Annum

Unit 1
Coventry Farm Estate
Torquay Road
Torquay
Devon
TQ2 7HX

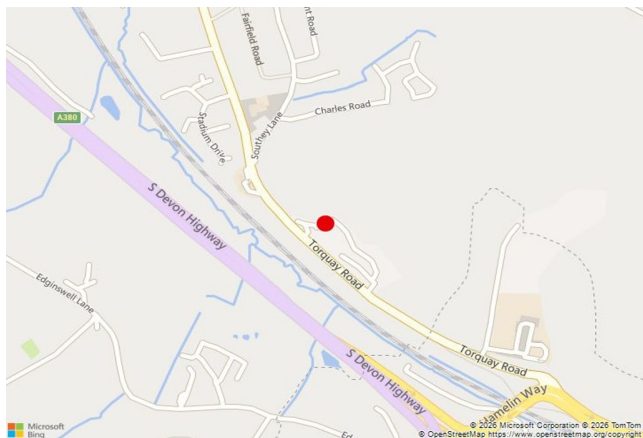
- Fully fitted for MOT testing
- 5 Allocated parking spaces
- Self contained unit



UNIT 1, COVENTRY FARM ESTATE, TORQUAY ROAD, TORQUAY, DEVON, TQ2 7HX

Coventry Farm is currently configured as a fully operational vehicle workshop with a complete MOT testing facility, including a single-person test lane, automated connection equipment, scissor lift, brake tester, two-post lift, and Ravaglioli four-wheel alignment system. The workshop is housed within a self-contained unit of steel portal frame construction with full-height stone and blockwork elevations, beneath a sheet roof.

Internally, the property benefits from LED and fluorescent lighting throughout, three-phase power, and a roller shutter door with an approximate height of 2.7 metres, providing excellent access to the workshop area. To the rear is an office, along with staff WC and kitchen facilities, making the unit well suited for continued automotive use or alternative commercial occupiers, subject to requirements.



Situation

Coventry Farm occupies a highly accessible position within a well-established commercial area. The site is located close to the A380 South Devon Highway, the main dual carriageway linking Torbay with Newton Abbot, Exeter and the M5 motorway, providing excellent regional connectivity.

Local road access is straightforward via surrounding arterial routes serving Torquay and Paignton. Nearby occupiers include ALDI, Costa Coffee and Devon Garden Machinery.

Accommodation

(All dimensions and areas are approximate)

	Sq Ft	Sq M
Workshop and Offices	3,295	306.11
TOTAL	3,295	306.11

Services

We understand that mains water, electricity and drainage are connected to the property.

Business Rates

Rateable Value - £24,250 (starting 1st April 2026).

Terms

The premises are available by a way of a new lease for a flexible term of years subject to a mutual two year break option and drawn on a full repairing and insuring lease. Any lease will be outside the Landlord & Tenant Act 1954..

Rent

£29,000 p.a.x

VAT

VAT will be chargeable on rents, prices and other outgoings.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

EPC

An Energy Performance Certificate will be carried out prior to the lease.

OTHER:

Anti-money laundering ('AML') legislation requires property agents to verify the identities of parties involved in property transactions and to determine to legality of funds supporting a property transaction. A party interested in this transaction must provide certain AML information and documents to the selling/letting agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the transaction.

Agent's Note

Viewing is strictly via prior appointment with the sole agent(s):

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SUBJECT TO CONTRACT

Monk and Partners support the aims and objectives of the code of practice on commercial leases in England and Wales which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to: www.commercialleasecodeew.co.uk

February 2026

