

Basement Store

Ref No: 5084

49 Fleet Street, Torquay, Devon, TQ2 5DW



Basement Store in Torquay Town Centre

Located on Fleet Street – Torquay's Principal Retail Area

Gross Internal Area Approx. 75m² (807 sq. ft)

Arranged as Large Store, Kitchenette and WC

Perfect Additional Storage for Local Traders/Residents

Monthly Rental of £200

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DESCRIPTION

The store is located in the middle of Fleet Street, Torquay's principal retail area. The store is accessed via the rear of the property, along Swan Street. Access to the store is via a communal entrance, with stairs down to the basement.

The basement was previously used by the ground floor retailer but was surplus to Subway's requirements. The basement is arranged with a large storage area, kitchenette and WC. The area is dry and would be suitable for the storage of non-perishable items, ideal for local traders or residents needing additional storage.

The accommodation is briefly arranged as: -

HALLWAY

KITCHENETTE

9' 8" x 6' 1" (2.94m x 1.85m)

WC

STORE

33' 7" x 18' 2" (10.23m x 5.54m)

TENURE

The property is available by way of a new lease, with exact terms to be agreed on negotiation.

RENT

£200 per calendar month, to be paid monthly in advance.

BUSINESS RATES

2023 List: £3,250.

Please note this is not the Rates Payable amount.

Eligible parties will be able to claim 100% Small Business Rates Relief. Interested parties are advised to contact the Agent or the Local Billing Authority, Torbay Council for further information on Rates Payable.

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

EPC EXEMPT

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.



www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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