



THE
WHITE HOUSE

ANGELO

The White House

42-44 The Terrace, Torquay, Devon, TQ1 1DE



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**Office Suites in Landmark Period Building Overlooking Torquay Harbour & Marina
Stunning Marina & Sea Views with Plenty of Period Features
Various Unit Sizes Available – New Leases Available
Inclusive of Heating, Water (Tenant to be Responsible for Electric & Telecoms)**

LOCATION

The property is situated on The Terrace in the centre of Torquay, close to Torquay's thriving harbourside, marina and seafront, as well as the town centre.

The Terrace, with its elegant period buildings has long been Torquay's most established and prestigious office location and remains home to many of the town's professional businesses.

The location is most convenient for access to all the amenities of Torquay town centre, as well as being yards from the picturesque and thriving harbourside and seafront areas.

The elevated position affords open views over Torquay harbour, marina and Torbay beyond.

DESCRIPTION

The White House is a Grade II Listed end of terrace period office building. In its current configuration, the property is arranged as 9 self-contained, independent office suites and let individually to tenants on commercial terms.

The property has the benefit of spacious and elegant south facing front rooms with period features, many of the office suites enjoy beautiful harbour and sea views.

Ref No: 4687

Annual Rentals From £8,500

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LEASES

The suites are available on new IRI leases outside the 1954 Landlord and Tenant Act.

Rents are quoted inclusive of Service Charge and Landlord's services: heating, cold water and maintenance of communal parts.

A deposit of 3 months rent will be required for each new tenancy.

Tenants are to maintain internal office space and be responsible for their own contents insurance, electric and telecoms.

BUSINESS RATES

The Rateable Values fall below the qualifying threshold for 100% Small Business Rates Relief for eligible businesses. Therefore, qualifying businesses will have no Business Rates to pay. Non Qualifying Businesses should consult the agents for further information.

VAT

VAT is not applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs in any transaction.

EPC RATING E

VIEWING

Viewing is by prior appointment with the Sole Agents, Bettsworths.

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.leasingbusinesspremises.co.uk

Available Units	Floor	Sq m ²	Sq ft	Rent (PA)
Unit 4	Ground Floor	112	1,205	£8,500
Unit 5	First Floor	75	807	£8,500
Unit 6	First Floor	82.79	891	LET
Unit 7	First Floor	72.65	780	£12,500
Unit 9	Second Floor	74.49	802	£9,000

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TOTAL FLOOR AREA 9967.70 SQ FT / 926.03 SQM

		Usable	Footprint
	Unit 1A	100.74 SQM	121.90 SQM
	Unit 1B	91.48 SQM	130.41 SQM
	Unit 2 & 3	143.38 SQM	190.05 SQM
	Unit 4	112.2 SQM	144.74 SQM
	Unit 5	75.3 SQM	108.96 SQM
	Unit 6	82.79 SQM	105.0 SQM
	Unit 7	72.65 SQM	95.24 SQM
	Unit 8	67.09 SQM	95.75 SQM
	Unit 9	74.49 SQM	93.20 SQM
	Unit 10	113.38 SQM	131.45 SQM



LOWER GROUND FLOOR
APPROX. GROSS INTERNAL FLOOR AREA 1869.71 SQ FT / 173.56 SQM



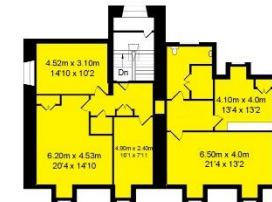
GROUND FLOOR
APPROX. GROSS INTERNAL FLOOR AREA 2751.04 SQ FT / 255.58 SQM



FIRST FLOOR
APPROX. GROSS INTERNAL FLOOR AREA 2409.93 SQ FT / 223.88 SQM



SECOND FLOOR
APPROX. GROSS INTERNAL FLOOR AREA 1521.90 SQ FT / 141.39 SQM



THIRD FLOOR
APPROX. GROSS INTERNAL FLOOR AREA 1144.31 SQ FT / 106.31 SQM

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TQ1 1BB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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