



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 Rental From £12,500

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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, Bettesworths.

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
Unit 6	First Floor	82.79	891	£13,500
Unit 7	First Floor	72.65	780	£12,500

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TOTAL FLOOR AREA 9967.70 SQ FT / 926.03 SQM



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