

# 2 Fore Street

Ref No: 4932

St. Marychurch, Torquay, Devon, TQ1 4NE



## Smart Office Premises in Popular St Marychurch

Prominent & Visible Corner Location

Internal Area Approx: 52m<sup>2</sup> (560 sq ft)

A Great Business Location

New Lease - Terms to be Agreed

Annual Rental of £12,000

Interested in this property?  
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# 2 Fore Street

St. Marychurch, Torquay, Devon, TQ1 4NE

## LOCATION

2 Fore Street, St Marychurch is situated on the corner of Manor Road and Fore Street/Babbacombe Road, in the heart of the St Marychurch area of Torquay. The location offers fantastic visibility to a high flow of traffic on this main arterial route.

This is a popular commercial location with a range of quality retailers (both independent and multiple) professional service business (solicitors, accountants, estate agents, financial advisors and insurance brokers) as well as numerous cafes, restaurants, pubs and tourist attractions.

## DESCRIPTION

The property comprises a prominent and visible ground floor lock up retail fronted office.

The accommodation briefly comprises:-

### MAIN OFFICE AREA

### REAR OFFICE

### WC

## TENURE

The property is available to let on a new Full Repairing and Insuring (proportionate of whole building) lease. Exact lease terms and lease length to be agreed by negotiation.

## RENT

£12,000 per annum.

## BUSINESS RATES

We are informed that the property has the following Rateable Value

2023 List: £11,000.

**Please note this is not Rates Payable.** Qualifying Small Business will be eligible for 100% Small Business Rate Relief on this property.

## VAT

VAT is not payable on rent.

## LEGAL COSTS

Each party is to bear their own legal costs in any transaction.

## EPC RATING F

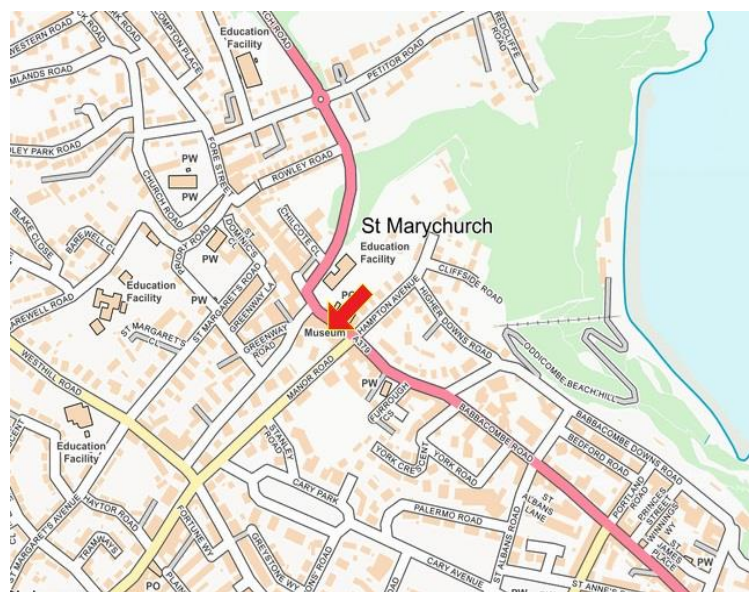
## VIEWING

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

The outgoing tenant is relocating and interested parties are requested not to visit the property without prior appointment through Bettesworths. Tel. 01803 212021.

### 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](http://www.leasingbusinesspremises.co.uk)



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
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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