

105 Fore Street

Ref No: 4937

St. Marychurch, Torquay, Devon, TQ1 4PZ



Corner Plot Commercial Unit – Ideal for Office & Service Providers

Gross Internal Area Approx. 74m² (796 sq ft)

Spacious Ground Floor Office Accommodation with Useable Basement Area

Located in the Sought-After Area of St. Marychurch

Viewing Highly Recommended

Annual Rental of £7,500

Interested in this property?

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LOCATION

105 Fore Street is situated at the end of the thriving and popular parade of shops and commercial users known as 'The St Marychurch Precinct'. This is a busy and convenient trading location, popular with many independent and multiple occupiers.

Vacancies in the area are rare. Nearby occupiers include two convenience stores, a butcher, a fishmonger and various retail, catering, beauty, and professional service providers.

DESCRIPTION

105 Fore Street is smartly set up for use as an office or service providers such as chiropractors or similar service providers. The space provides open reception and workspace to the front, a partition office, tea making station and WC.

Steps lead down to a basement, which has been tanked and is a useable workspace.

The accommodation briefly comprises:-

RECEPTION

21' 6" x 18' 2" (6.55m x 5.54m) (max)

OFFICE

11' 11" x 10' 4" (3.62m x 3.16m)

WC

BASEMENT

23' 6" x 17' 7" (7.17m x 5.36m) (max)

TENURE

Available on a new lease from starting on or after August 2024. Exact terms to be agreed on negotiation.

LEGAL COSTS

The ingoing tenant will be responsible for a contribution of £350 towards the Landlord's legal costs for the creation of a new lease.

BUSINESS RATES

2023 List: £5,600.

Please note this is not the Rates Payable amount. 100% Small Business Rates Relief will be available to eligible parties.

Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

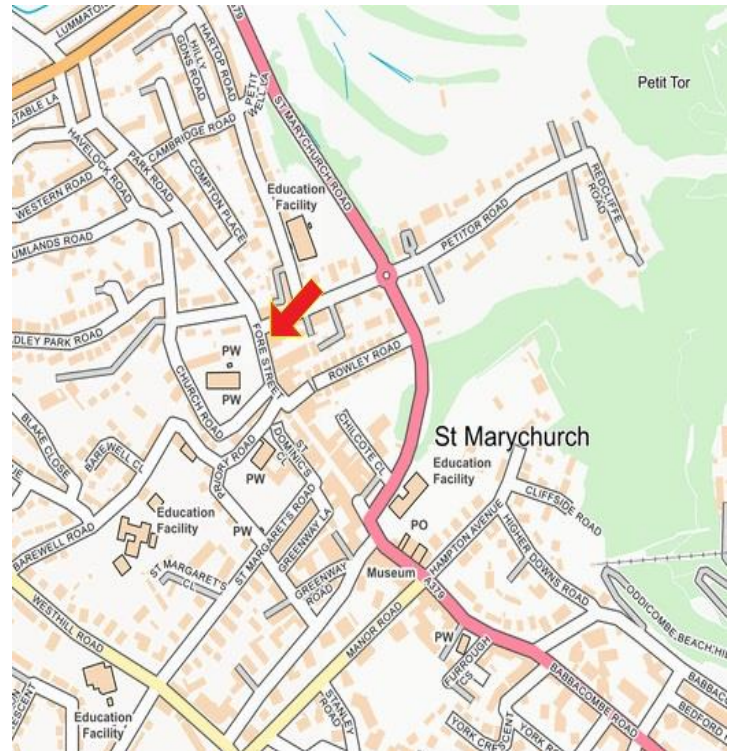
EPC RATING C

VIEWING

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



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