

# Bank Chambers

Ref No: 4959

1 Vaughan Parade, Torquay, Devon, TQ2 5EE



Smartly Presented Offices in Central Torquay Harbourside Location

Office Space Available from 11m<sup>2</sup> – 36m<sup>2</sup>

To Let on Inclusive Rental Terms

Located on Torquay's Vibrant Harbourside

Viewing Highly Recommended

Monthly Rentals From £300

Interested in this property?

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## LOCATION

Located at the heart of Torquay Vaughan Parade overlooks the town's inner harbour. The harbourside itself is surrounded with a variety of retailers, food outlets and professional services making the area a vibrant and atmospheric workspace. With its strong public transport links and town centre location the Bank Chambers Offices are a popular choice with small business and individuals alike.

## DESCRIPTION

The offices are located on the second floor of 1 Vaughan Parade, accessed through street level. These well-presented office benefits from an intercom system and well-appointed communal facilities.

The accommodation briefly comprises:-

### OFFICE 2

#### HALLWAY

13' 3" x 5' 3" (4.05m x 1.60m)

### OFFICE

13' 0" x 11' 4" (3.96m x 3.46m)

**Available To Let at £375 PCM.**

### OFFICE 4

19' 4" x 12' 0" (5.89m x 3.65m)

**Available to Let at £395 PCM.**

### OFFICE 5

17' 11" x 12' 9" (5.47m x 3.88m)

**Available to Let at £460 PCM.**

### OFFICE 6

13' 5" x 9' 0" (4.10m x 2.74m)

**Available To Let at £300 PCM.**

### OFFICE 7 - LET

17' 8" x 17' 7" (5.39m x 5.36m)

### STORE ROOM

15' 2" x 5' 3" (4.63m x 1.59m)

### OFFICE 8

15' 3" x 13' 7" (4.64m x 4.15m)

**Available To Let at £375 PCM.**

## TENURE

The offices are available on a minimum 12-month term.

Payment is inclusive of electric, heating, lighting, water rates, buildings insurance, communal area maintenance and service charges.

Internet and telephony to be the responsibility of the tenant in addition to any Business Rates Payable.

## RATEABLE VALUE

Office 2 – 2023 List: £2,200

Office 8 – 2023 List: £1,925

Please note qualifying occupiers may be eligible for 100% Small Business Rates Relief. Interested parties are advised to make their own enquiries to the Rates Payable, with the Local Billing Authority, Torbay Council.

## VAT

VAT will be charged at the standard rate on all rents.

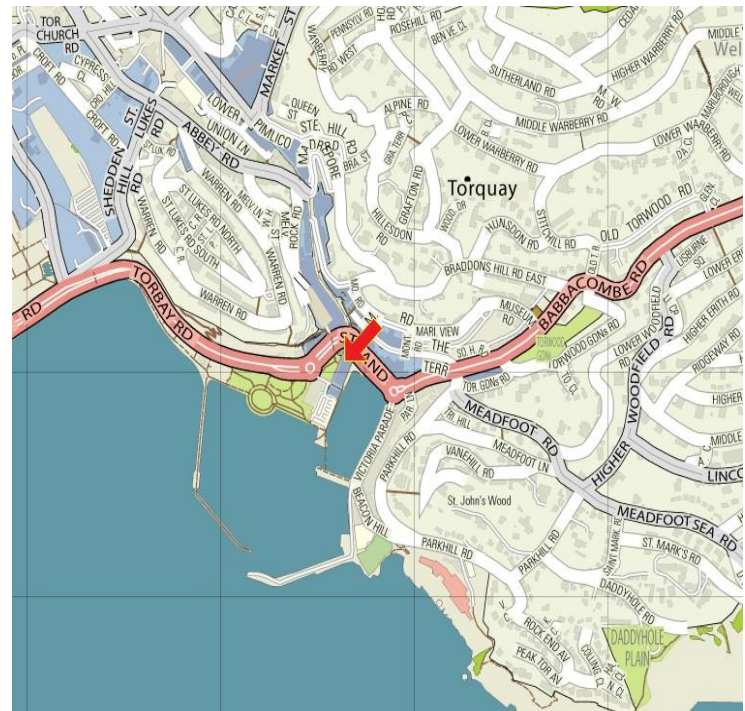
## VIEWING

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

## EPC EXEMPT

### 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)



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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
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Devon  
TQ1 1BB



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