



4 & 4a Fore Street

St Marychurch, Torquay, Devon, TQ1 4NF



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**Well Located Commercial Unit Available To Let
Highly Visible Location in Busy Trading Parade
Ground Floor Lock Up Unit with Wide Prominent Frontage
Internal Area Approx 138m² (1,485 sq ft)
Suitable for Retail, Office or Other Commercial Uses (Some Subject to Planning)**

DESCRIPTION

Holding a prominent position within Fore Street, the retail unit is highly visible and situated in a busy and well occupied parade, close to St Marychurch Precinct.

The unit is currently undergoing renovation and will be completed to a high standard and provide the occupier with a clean and modern retail unit, presented as a 'white box' with storage and WC.

The shop will be designed to offer flexibility in the layout and accommodation giving occupiers the opportunity to tailor the premises to suit their needs. The premises may also be suitable for office or leisure uses (subject to consent).

With redevelopment currently underway this is an excellent opportunity to secure the premises and join this busy trading location, which currently hosts a mixture of occupiers such as Professional Financial Services, Solicitors, Retailers, Post Office, Restaurants, Cafe and Banking Services.

Ref No: 4809

Annual Rental of £20,000

Interested in this property?

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The intended accommodation provides:-

RETAIL AREA – 138m²

(Presented in 'white box' condition).

STORAGE AREA

WC

TENURE

A new Full Repairing and Insuring Lease is available by way of negotiation, exact terms to be agreed.

RATEABLE VALUE

Please note the premises has previously been rated as part of a larger property and will require revaluation. Interested parties are advised to contact the Local Billing Authority, Torbay Council.

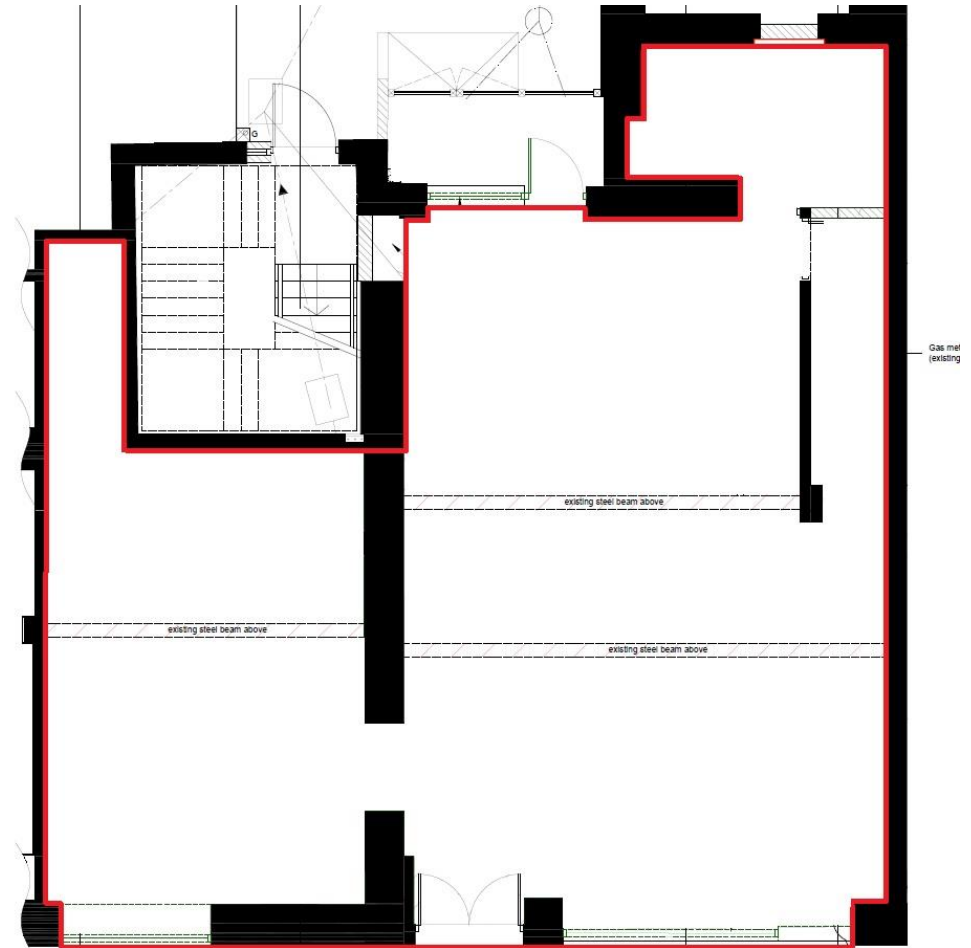
EPC RATING C

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettsworths. 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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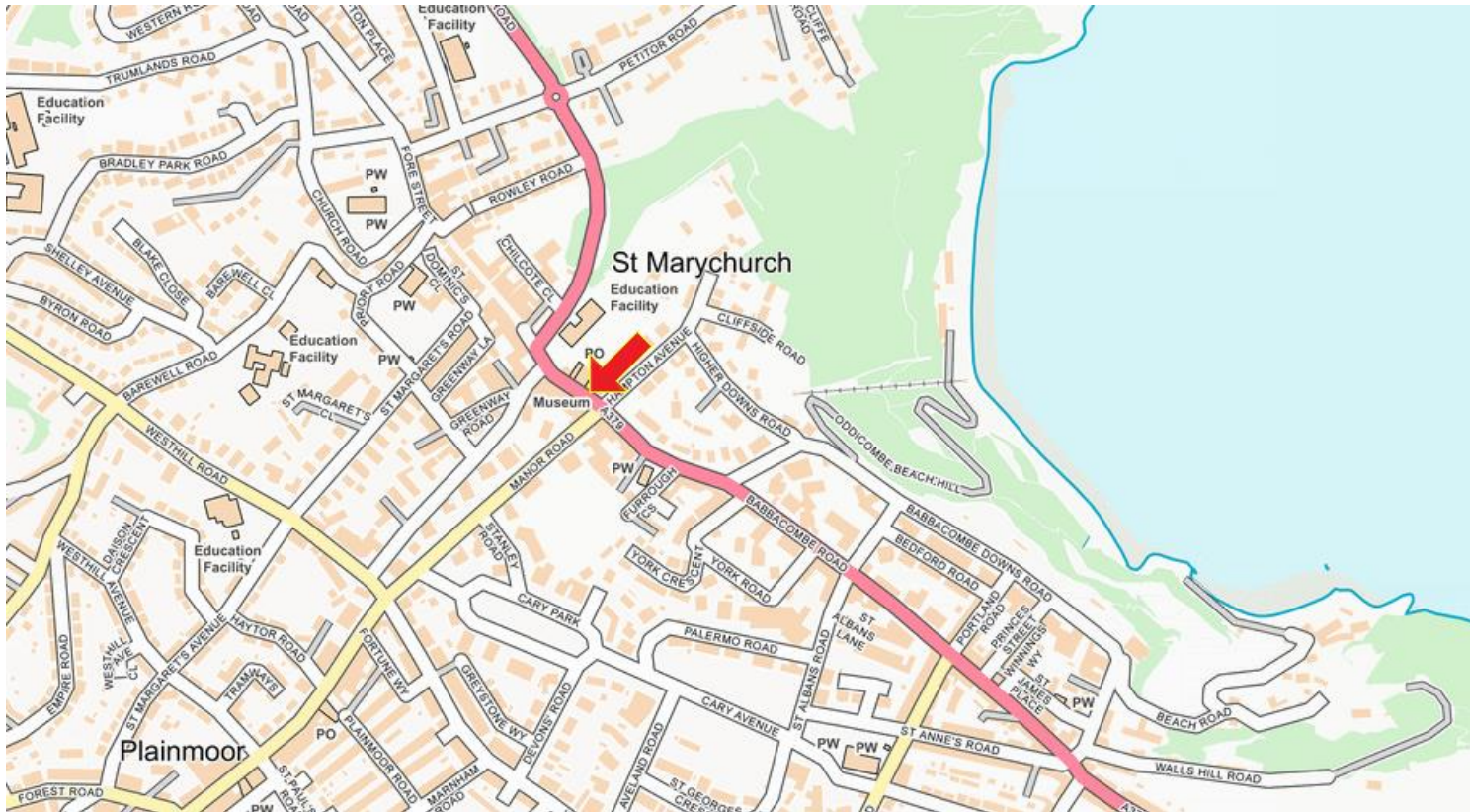
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www.bettesworths.co.uk
29/30 Fleet Street
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Devon
TQ1 1BB



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