

25-27 Fleet Street

Ref No: 4983

Torquay, Devon, TQ2 5EB



Prime High Street Retail/Leisure Opportunity

Attractive Heritage Frontage in Prime Retail Position

Ground Floor Retail Circa. 204m² (2,195 sq ft)

Ground Floor Ancillary - Circa 20m² (215 sq ft)

Well Suited for Light Catering/Coffee Shop, Office or Retail Use

Annual Rental of £25,000

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LOCATION

The premises is situated in a prime location in the heavy pedestrianised Fleet Street, close to the junction with Union Street, and walking distance to Torquay Harbour. At the heart of Torquay's town centre and surrounded by a mixture of occupiers including WH SMITH, Costa Coffee, TX Maxx, Tesco Metro and several independent retailers. The property enjoys strong footfall year-round and is in one of the prime trading positions within the Town Centre.

DESCRIPTION

The building is one of the remaining heritage buildings that once stood as the Torquay General Post Office, 1935. The building remains as a historical feature in Torquay's town centre.

The Grade II Listed building benefits from large windows that can open inwards on the summer days and a gradual ramp for access. The property has a large retail area with customer toilets, staff facilities with separate access for bins. The premises has a decorative part tiled/parquet flooring and is ready for a tenants fit out.

The accommodation briefly comprises: -

Ramped slope from street leading to:-

ENTRANCE LOBBY

6' 5" x 8' 2" (1.95m x 2.5m)

With hard wearing entrance carpet and double glass doors leading to:-

GROUND FLOOR RETAIL AREA

64' 2" x 34' 4" (19.57m x 10.46m)

Approx: 204m² (2,195 sq ft)

Benefitting from large windows on frontage which can be folded back in summer months.

CUSTOMER WC & DISABLED WC

OFFICE

5' 8" x 9' 5" (1.70m x 2.90m)

STORE ROOM

6' 11" x 9' 5" (2.10m x 2.85m)

STAFF WC

WASHROOM

STAFF ROOM

12' 9" x 6' 6" (3.90m x 2m)

TENURE

The property is available by way of a new Full Repairing and Insuring lease, with exact terms to be agreed by negotiation.

EPC AWAITED

BUSINESS RATES

2023 List: £52,000

Please note this is not the Rates Payable. Interested parties are advised to make their own enquiries about Rates Payable with Local Billing Authority, Torbay Council.

VIEWING & FURTHER INFORMATION

Viewing is highly recommended and can be arranged by appointment with the joint agents:

BETTESWORTHS

29/30 Fleet Street, Torquay, TQ1 1BB

Tel: (01803) 212021

Email: george@bettesworths.co.uk

Contact: George Helmore

ARC RETAIL

16 Whiteladies Road, Clifton, Bristol, BS8 2LG

Tel: 0117 2520532

Email: andy@arcetail.co.uk

Contact: Andy Smallman

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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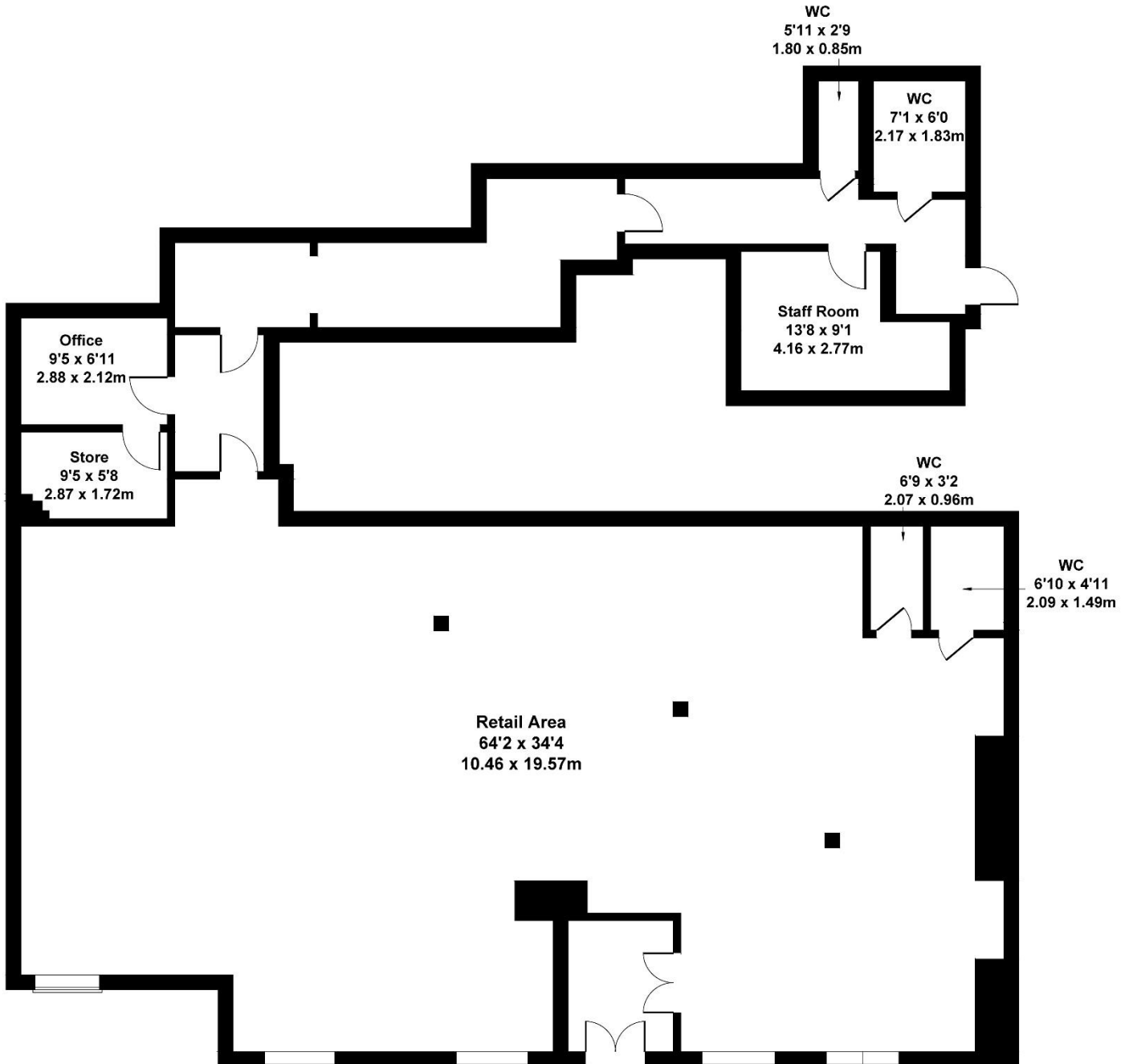


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Approximate Gross Internal Area
2809 sq ft - 261 sq m



Not to Scale. Produced by The Plan Portal 2024
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www.bettesworths.co.uk
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