

21-22 Fleet Street

Ref No: 5124

Torquay, Devon, TQ1 1DB



Ground Floor Retail Unit in High Street Location

Available as a Whole or Two Split Units

Whole Unit Approx. 53m² (570 sq ft)

Split Units From 25m² (269 sq ft) – 28m² (301 sq ft)

With Shared Kitchenette & WC Facilities

Annual Rentals From £10,000

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LOCATION

Fleet Street is located in the heart of Torquay's main shopping district, connecting the upper town with the popular harbour, marina, and seafront areas. The unit is positioned across from the Fleet Walk shopping centre, surrounded by a mix of independent shops and larger retail chains, including Deichmann, Poundland, TK Maxx, and Sports Direct, among others.

Additionally, there is a 24-hour multi-storey car park nearby, and bus routes pass directly by the shop, with stops just a few yards away.

DESCRIPTION

Available as a whole unit or split as two smaller units. The unit is arranged as a ground floor reception entrance, with doors leading into 21 Fleet Street and 22 Fleet Street. Upstairs is a store, kitchenette and WC, which will be shared facilities should 21 & 22 be let separately.

The property is still occupied by the outgoing tenant, but the units will be available empty and with vacant possession for a new tenant to take over.

The accommodation briefly comprises:-

COMMUNAL HALLWAY

With double glass doors leading to:-

21 FLEET STREET

Available to Let at £10,000 per annum.

Width (Max) – 5.4m (17'8")

Depth (Max) - 5.4m (17'8")

Area Approx. – 24.6m² (264.6sq ft)

22 FLEET STREET

Available to Let at £10,000 per annum.

Width (Max) - 5.3m (17'6")

Depth (Max) - 5.1m (16'10")

Area Approx. - 28m² (301 sq ft)

21 & 22 FLEET STREET

Available to Let as one at £18,000 per annum.

Gross Internal Area: 52.6 m² (566.18sq ft)

TENURE

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

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

BUSINESS RATES

The units are currently separately accessed for business rates.

21 Fleet Street - £7,100.

22 Fleet Street - £8,000.

100% Small Business Rate Relief will be available to eligible parties.

EPC RATINGS

21 Fleet Street – C.

22 Fleet Street – 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.leasebusinesspremise.co.uk

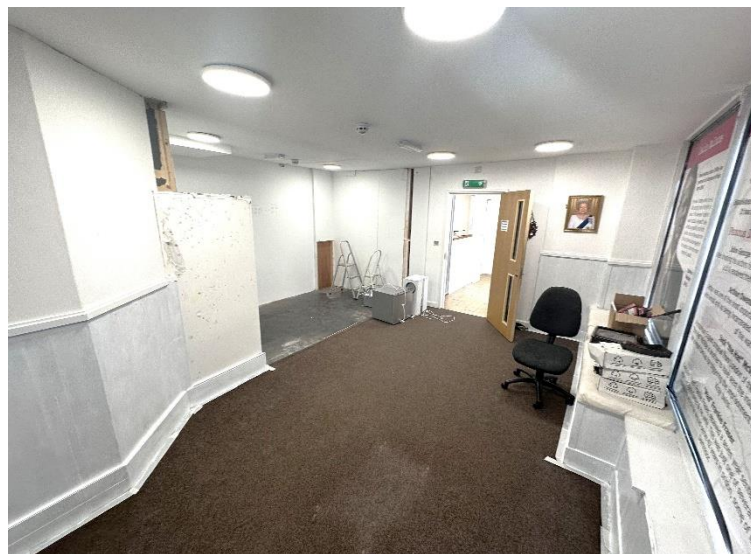
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www.bettesworths.co.uk
29/30 Fleet Street
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Devon
TQ1 1BB



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