



# 11-12 Vaughan Parade

Torquay, Devon, TQ2 5EG



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**Large Office Space Available in Prestigious Location**  
**Prominent Three Floors of Offices in Grade II Listed Harbourside Building**  
**Net Internal Area: 212m<sup>2</sup> (2,282 sq ft)**  
**Views Across Torquay's Picturesque Inner Harbour**  
**Flexible Layout with Mix of Open-Plan and Private Offices**

## LOCATION

The property occupies one of the most prominent positions in Torquay, overlooking the bustling harbourside on Vaughan Parade. This is a sought-after commercial area, popular with professional occupiers, and benefitting from excellent access to the town centre's wide range of amenities including cafés, restaurants and public transport connections. There are three nearby parking options, two of which offer annual passes.

The location offers an attractive setting for businesses wishing to project a strong corporate image, with the inner harbour providing an impressive backdrop.

## DESCRIPTION

11-12 Vaughan Parade is a Grade II listed office building arranged across three floors above ground-floor commercial premises. The offices extend to approximately 212m<sup>2</sup> (2,282 sq ft) Net Internal Area. Internally, the accommodation is configured as two adjoining buildings with independent staircases to both Nos. 11 and 12, linked by interconnecting doors at first and second floor levels.

The space comprises a mixture of larger open-plan offices and smaller cellular rooms, suitable for directors' offices or meeting rooms. Kitchen, WC and store facilities are provided on the top floor.

Both 11 and 12 Vaughan Parade benefit from their own heating systems and utilities. Whilst connected, the two elements could be occupied separately if required. The property was most recently used as a business centre but is suitable for a variety of professional users.

Ref No: 5350

Annual Rental of £15,000 + VAT

Interested in this property?

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The premises comprises:-

**NET INTERNAL AREA** 212m<sup>2</sup> (2,282 sq ft)

## FIRST FLOOR

Open-plan offices with double doors, allowing the space to be opened up for larger teams or closed to create separate workspaces or meeting areas. Interconnecting doors between 11 & 12.

## SECOND FLOOR

Six offices, ranging in size from private rooms to joint workspaces.

## THIRD FLOOR

Staff facilities including kitchen/ break room, WCs and storage areas.

## TENURE

Available by way of a new lease with exact terms to be agreed on negotiation.

## RENT

£15,000 + VAT per annum exclusive. Payable quarterly in advance.

## RENT DEPOSIT

A rent deposit will be required, with the exact amount to be confirmed following referencing of the tenant.

## SERVICE CHARGE

A service charge is payable towards the upkeep of the property.

## BUSINESS RATES

11 Vaughan Parade: £7,500 (2023 List)

12 Vaughan Parade: £8,900 (2026 List)

Properties below the £12,000 threshold, are eligible for 100% Small Business Rates Relief. Interested parties are advised to speak to the Agents for further details.

## VAT

The property is elected for VAT and therefore VAT is chargeable on the rent.

## LEGAL COSTS

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

## EPC RATING D

## 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.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)

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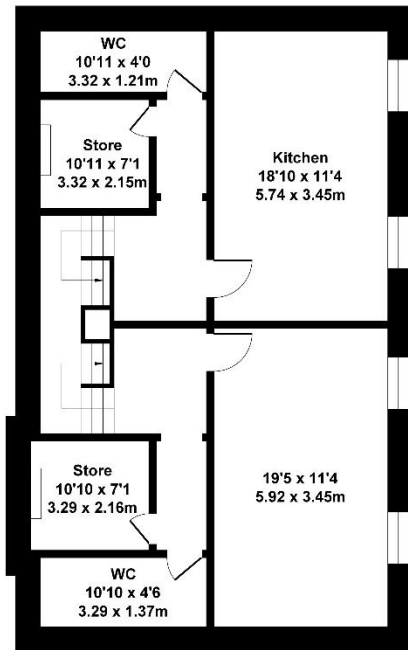




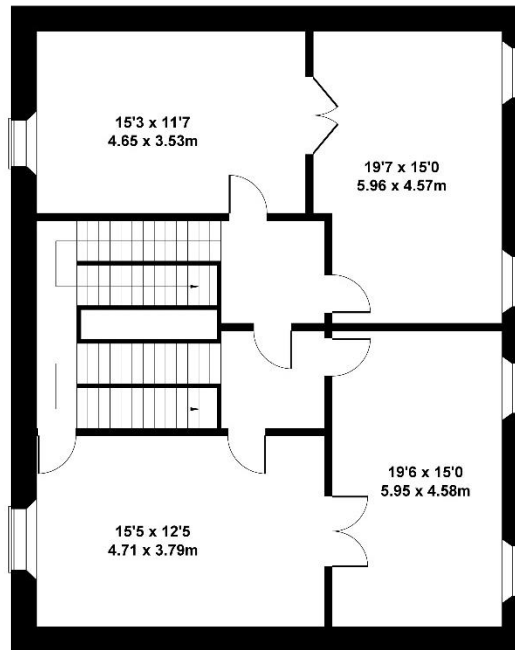
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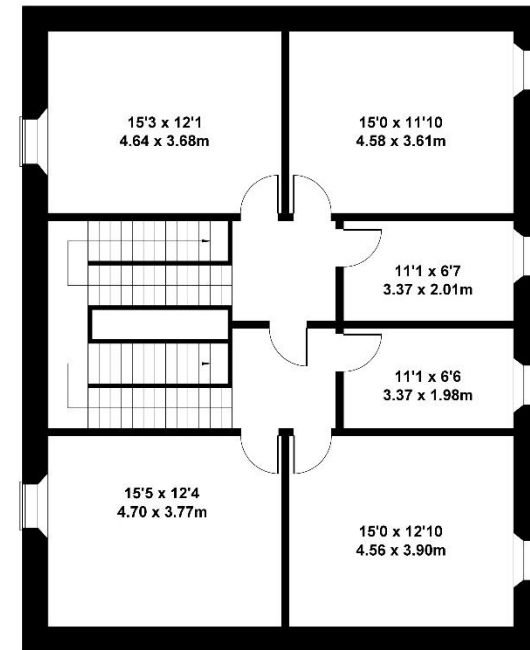
Approximate Gross Internal Area  
3229 sq ft - 300 sq m



THIRD FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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