

46-48 Fleet Street

Ref No: 5551

Torquay, Devon, TQ2 5DW - **For Sale By Auction on 16th July 2026**



High Street Retail Freehold Investment - For Sale by Auction

Entirely Let to Edinburgh Woollen Mill Properties Limited Until 2031

Recently Renewed Lease in a Prime Central Pitch. Rent £44,000 Per Annum

Tenant in Occupation for over 25 Years

Substantial Building of Approx. 967.20m² (10,410 sq ft)

Auction Guide Price £400,000 Freehold

Interested in this property?

T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



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Torquay, Devon, TQ2 5DW

For Sale By Auction on 16th July 2026 (Unless Sold or Withdrawn Prior)

LOCATION

The property is prominently situated in Torquay town centre on Fleet Street, the town's premier retailing location. Torquay is an established South Devon coastal town, situated approximately 23 miles south of Exeter. The property is located in close proximity to the Fleet Walk Shopping Centre and Torquay Marina, with nearby occupiers including Tesco Express, TK Maxx, Trespas, Subway, KFC and Domino's.

DESCRIPTION

The property comprises a substantial ground floor retail unit with ancillary accommodation on the basement, first, second and third floors. A major restoration of the exterior was completed in 2022.

The premises briefly comprises:-

TENANCY & ACCOMMODATION

GROUND FLOOR RETAIL

228.80m² (2,462 sq ft)

Tenant: Edinburgh Woollen Mill Properties Limited, trading as The Edinburgh Woollen Mill.

Term: 5 years from 20th May 2026.

Rent: £44,000 per annum exclusive.

The lease provides a tenant option to determine on 20/05/2029 upon serving 6 months notice.

Full lease information available upon request.

BASEMENT

150.80m² (1,623 sq ft)

FIRST FLOOR

223.00m² (2,400 sq ft)

SECOND FLOOR

192.60m² (2,073 sq ft)

THIRD FLOOR

172m² (1,851 sq ft)

TOTAL

967.20m² (10,410 sq ft)

N.B. The floor areas stated above are those published by the Valuation Office Agency (<https://www.gov.uk/find-business-rates>)

TENURE

Freehold.

VAT

VAT is applicable to this lot.

EPC RATING D

NOTE

If you are the successful bidder, Acuitus requires a separate payment of £1,500+VAT as a buyer's administration charge payable to Acuitus Limited upon exchange of contracts.

A VAT receipt will be provided upon payment.

VIEWING

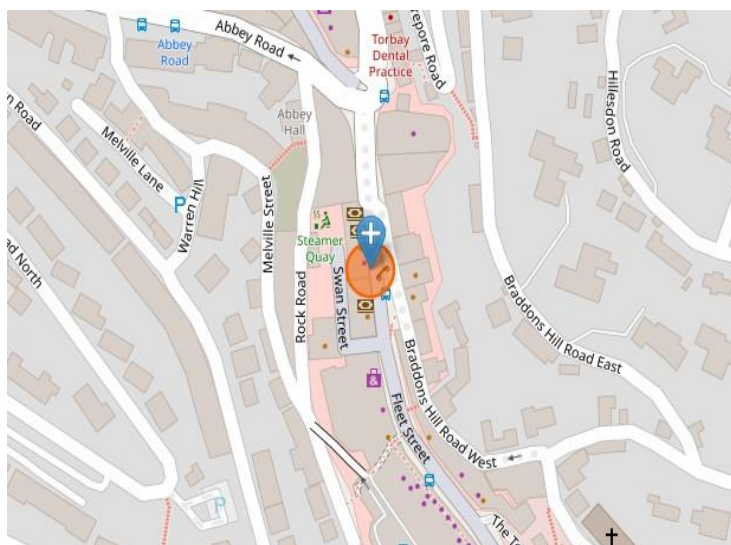
Viewing is highly recommended and can be arranged by prior appointment with the Agents.

BETTESWORTHS

T: 01803 212021

ACUITUS (Alex Auterac)

T: 020 7034 4859



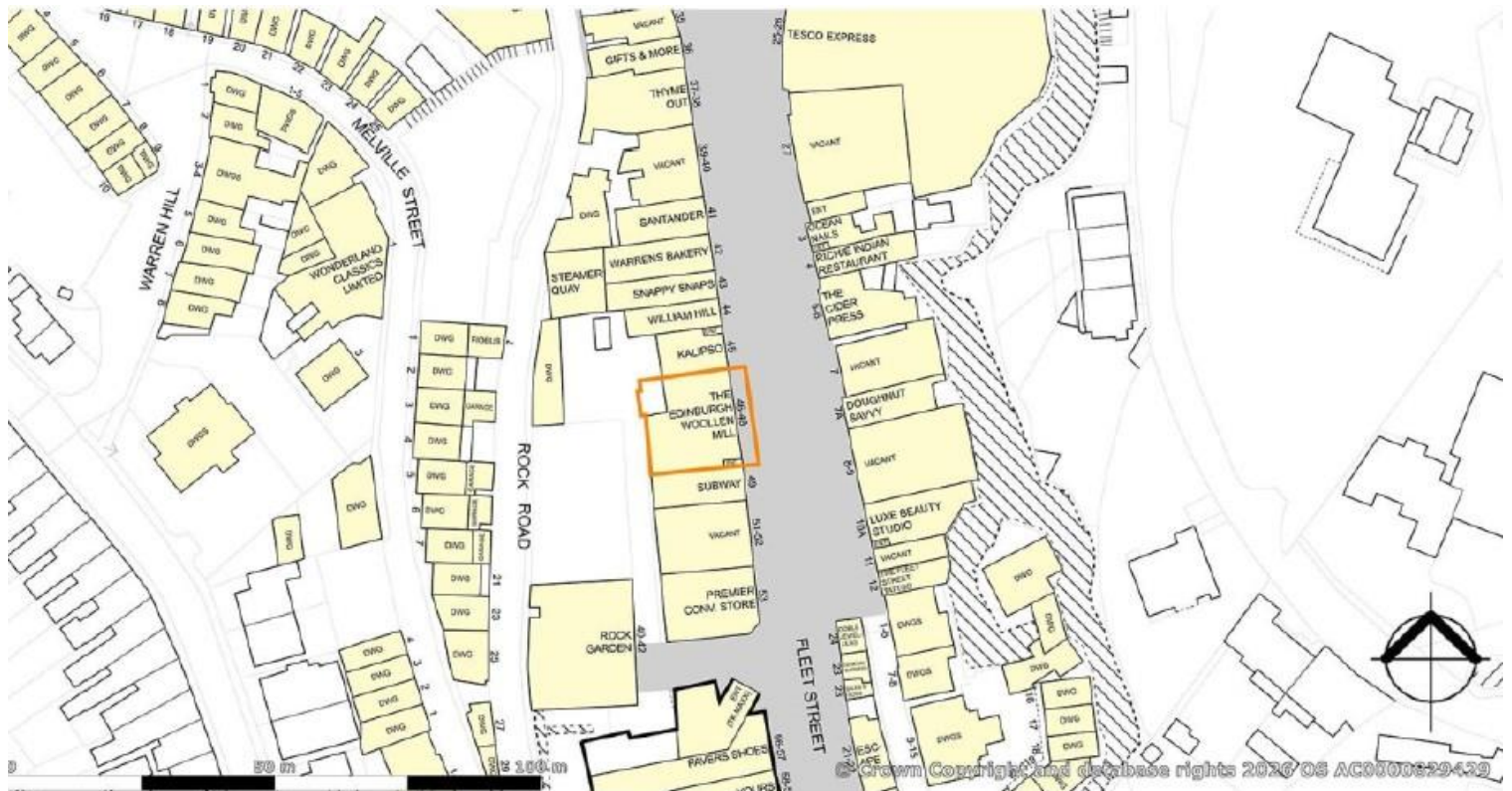
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IMPORTANT NOTE: Messrs Bettsworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettsworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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