

35 Fleet Street

Ref No: 3620

Torquay, Devon, TQ2 5DJ



Café Unit to Let in Prime Fleet Street Position

Ground Floor Trade Area Approximately 70m² (753 sq ft)

Suitable for a Variety of Uses (Subject to Consents)

High Footfall Area in Busy Torquay High Street

Viewing Highly Recommended

Annual Rental of £16,500



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DESCRIPTION

Recently trading as cafe and takeaway, this versatile premises is spread across two floors with accommodation comprising a ground floor, mezzanine and first floor that would suit a variety of occupiers (subject to consents).

Fleet Street has seen a recent upturn in occupancy and currently boasts a healthy number of national and independent occupiers offering a variety of retailers, professional services, eating and drinking establishments linking the town centre to the harbourside with large volumes of foot fall and regular bus routes.

The premises briefly comprises:-

GROUND FLOOR TRADING AREA

70m² (53 sq ft)

Including **KITCHEN**

MEZANINE TRADE AREA

38m² (409 sq ft)

PREP KITCHEN

11m² (118 sq ft)

FIRST FLOOR

LADIES & GENTS WC'S

STORE ROOM 1

6' 3" x 14' 0" (1.9m x 4.27m)

STORE ROOM 2

11' 6" x 13' 6" (3.51m x 4.11m)

STORE ROOM 3

6' 7" x 7' 0" (2.01m x 2.14m)

RATEABLE VALUE

2017 List: £24,250.

Please note this is not Rates Payable. Interested parties are advised to contact the local Billing Authority, Torbay Council.

VIEWING

Viewing is highly recommended and can be arranged by appointment with Sole Agents, Bettsworths, Tel. 01803 212021.

EPC RATING E

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



www.bettesworths.co.uk

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Interested in this property?

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