

# 34 Fleet Street

Ref No: 3253

Torquay, Devon, TQ2 5DJ



## Large Prime Fleet Street Mixed Use Freehold Property

Ground Floor Retail Unit in a Strong Pitch with Great Frontage

Two Large 2 Bedroom Apartments

Third Apartment Easily Converted

An Opportunity to Add Value

Offers in Excess of £400,000 Freehold

Interested in this property?  
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# 34 Fleet Street

Torquay, Devon, TQ2 5DJ

## LOCATION

The premises occupy an enviable trading position on Fleet Street, Torquay. Located towards the higher end of Fleet Street, the shop benefits from extremely high levels of pedestrian footfall and is directly located on the main pedestrian walkway joining both Union Street and Fleet Street. Notable surrounding occupiers include Tesco Metro, Santander, Costa, Coffee No 1, TK Max, WH Smith and Primark. The shop benefits further from nearby on street parking and is within close proximity to the town's main car parks.

## DESCRIPTION

The property comprises a ground floor lock up retail unit with an impressive 11.79m (38.5 ft) shop front. There is also first floor mezzanine level storage with loading door to Rock Road. This area could be used as additional retail spaced should it be necessary.

## GROUND FLOOR RETAIL AREA

119.8m<sup>2</sup> (1,289 sq ft)

## MEZZANINE RETAIL/STORAGE AREA

35.55m<sup>2</sup> (383 sq ft)

## TENURE

For Sale Freehold, with Vacant Possession.

## FIRST FLOOR

**FLAT 1** – Currently Let at £525 + fees PCM.

## FLAT 2

Above the shop are three further floors of generously proportioned accommodation. These are arranged as two large 2 bedroom apartments and another floor of similar layout and dimensions, most recently used as staff/stock rooms for the shop.

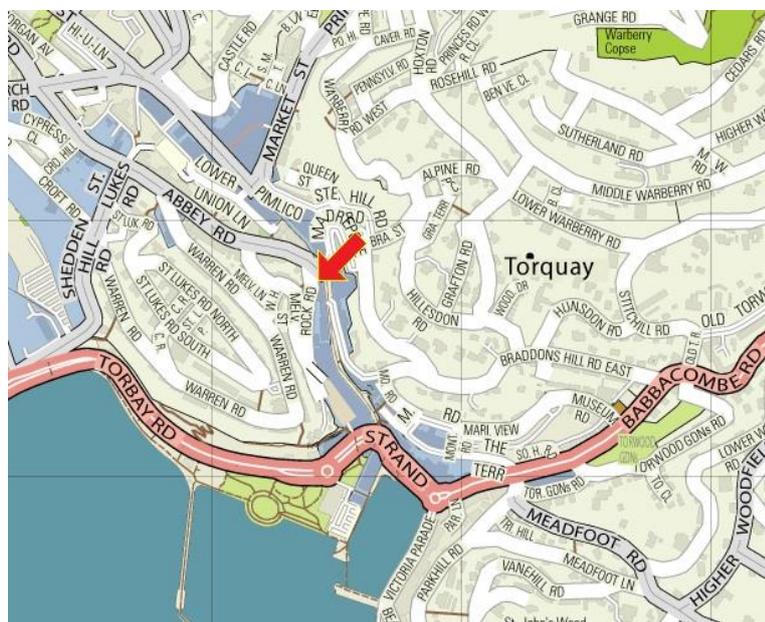
## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## VIEWING

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

## EPC RATING D



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29/30 Fleet Street  
Torquay  
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TQ1 1BB



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