

# 24-28 The Terrace

Ref No: 3738

Torquay, Devon, TQ1 1DE



## Prominent Town Centre Office Building For Sale

Net Internal Area 168m<sup>2</sup> (1,808 sq ft)

Ideal and Visible Location in the Heart of Torquay Close to Harbourside

Suitable for Continued Office Use or for Conversion (STP)

Ideal Pension Purchase for Owner Occupiers or Investment Purchasers

£175,000 Freehold

Interested in this property?

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## LOCATION

The property is situated on The Terrace in the centre of Torquay, close to the junction with the pedestrianised shopping high street, Fleet Street. The Terrace, with its elegant period buildings, has long been Torquay's most established and prestigious office location and remains home to many of the town's professional occupiers.

In recent years, there have also been successful residential conversions to several of the nearby properties. As well as being an excellent place to work, The Terrace has proven a desirable place to live.

The location is most convenient for access to all the amenities of Torquay town centre, as well as being only yards from the picturesque and thriving harbourside and seafront areas.

## THE PROPERTY

24-28 The Terrace comprises the end of a Grade II Listed terrace of period office buildings, currently occupied by Wollens Solicitors. The property has the advantage of being prominent and visible to Fleet Street and pedestrians approaching from the town centre, giving occupiers an excellent branding and visibility opportunity.

Arranged over three floors with three points of access, the property lends itself to either continued office use or has (subject to necessary planning consents) the potential to be converted to residential use.

It is expected that the property will be of interest to owner occupier office users, speculative investors buying to let and also to developers for conversion. The property is very suitable as a pension investment.

**NOTE:** Bettsworths are also marketing numbers 30, 32 & 34 The Terrace (the continuation of the same terrace) and a purchase of this property could be combined with a purchase of all or any combination of these other properties.

The property is being sold due to relocation and expansion of Wollens into the nearby Torwood Street Development - which comprises a Hilton Hotel, two floors of offices and four leisure/commercial units at ground floor level.

## 24-28 THE TERRACE

Is accessed from two points on The Terrace itself and also from a door on the adjacent St Johns steps.

The accommodation is arranged over three levels.

Dimensions and areas can be found on the attached floor plan overleaf.

**The Net Internal Area of the property is 168m<sup>2</sup> (1,808 sq ft).**

## TENURE

The property is offered for sale freehold with Vacant Possession, at a price of £175,000.

## RATEABLE VALUE

The property is currently rated in conjunction with number 30-34 The Terrace and if separated will require reassessment for Business Rates.

Interested parties are advised to make enquiries with the Agents for advice and indication on the approximate future Business Rates.

## SERVICE

Separate dedicated mains gas, electricity and water supplies are connected to the property.

## VAT

VAT is not chargeable.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

## EPC RATING G

The property is a Grade II Listed building and therefore, has certain Energy Performance exemptions.

## VIEWING & FURTHER INFORMATION

Our clients remain in occupation at time of marketing. Therefore, viewing is strictly by prior arrangement with the Sole Agents, Bettsworths.

Paul Bettsworth MRICS

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## 28 The Terrace, Torquay



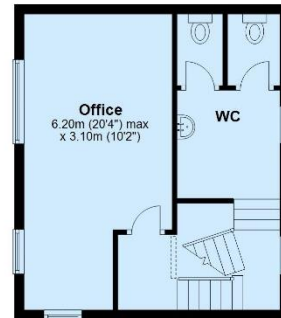
## Ground Floor

Approx. 99.5 sq. metres (1071.1 sq. feet)

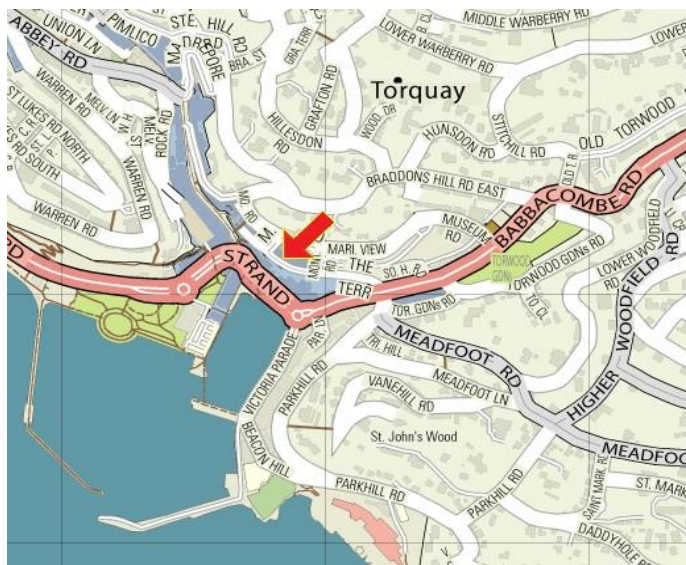


## Second Floor

Approx. 36.7 sq. metres (394.5 sq. feet)



Total area: approx. 256.7 sq. metres (2763.1 sq. feet)



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Devon  
TQ1 1BB



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