

58 The Terrace

Torquay, Devon, TQ1 1DE





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**Landmark End of Terrace Grade II Listed Period Property Overlooking Torquay Harbour & Marina
For Sale with Vacant Possession or Available To Let on Commercial Lease Terms
Suitable for Purchase for Alternative Use & Development (Subject to Necessary Consents)
Approx Net Internal Area 500m² (5,380 sq ft) Arranged as a Single Headquarters Office
Rare Opportunity to Acquire a Substantial Property in a Prestigious Office & Residential Location with Elevated Sea Views**

LOCATION

The property is situated on The Terrace in the centre of Torquay, close to Torquay's thriving harbourside, marina and seafront as well as the town centre. 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 businesses.

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

The location is most convenient for access to all the amenities of Torquay town centre, as well as being yards from the picturesque and thriving harbourside and seafront areas. The property is adjacent to the new Premier Inn and opposite the Hilton Hotel, office and retail development.

The elevated position affords open views over the Torquay harbour, marina and Torbay beyond.

DESCRIPTION

58 The Terrace is a Grade II Listed, end of terrace period office building. In its current configuration it is arranged for single business occupancy and was most recently the head office of well known law firm, Boyce Hatton. The property has the benefit of spacious and elegant south facing front rooms with period features. The property also enjoys beautiful harbour and sea views.

Arranged over four floors plus a lower ground floor, the property lends itself to continued office use or has the potential (subject to necessary planning and heritage consent) to be converted to full or partial residential use.

It is expected that the property will be of interest to speculative investors and developers but also to commercial owner occupiers and tenants looking for a suitably impressive headquarters building in which to situate their business.

Ref No: 4874

Offers in Excess of £525,000 Freehold

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ACCOMMODATION

Accommodation and dimensions are detailed on the plan overleaf.

OUTSIDE

The property has the benefit of a large, enclosed, gated private car park to the rear accessed from Montpellier Road. The main access is from the side of the property, as well as access from the rear.

TENURE

The property is being sold freehold, with vacant possession.

Our clients will also consider granting a new lease on commercial terms at a rent of £50,000 per annum.

RATEABLE VALUE

The property has the following Rateable Value

2023 List: £32,000.

Please note: This is not Rates Payable. Full Rates Payable is approximately 50% of this figure annually. Interested parties are advised to enquire with the agents for further details.

Grade II Listed Commercial Premises do not attract Vacant Business Rates at this time.

SERVICES

The property has the benefit of mains gas, electricity and water.

The property has a fire and an intruder alarm.

VAT

VAT status to be confirmed.

EPC RATING

The property is Grade II Listed and therefore has certain Energy Performance Requirement Exemptions.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

Viewing is by prior appointment with the Sole Agents, Bettsworths. Tel. 01803 212021.

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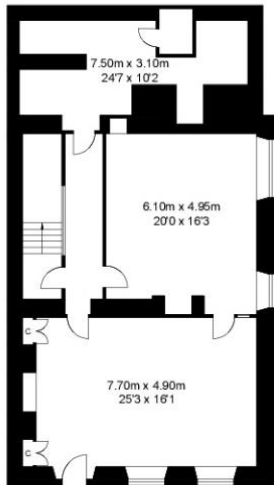
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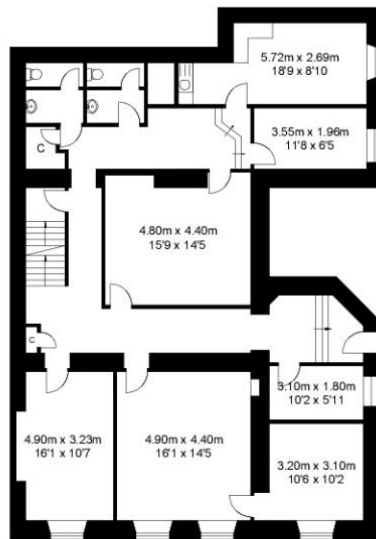
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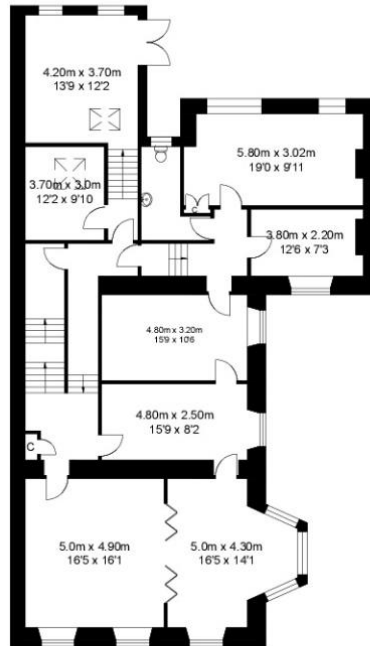
LOWER GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1215.24 SQ FT / 112.90 SQM



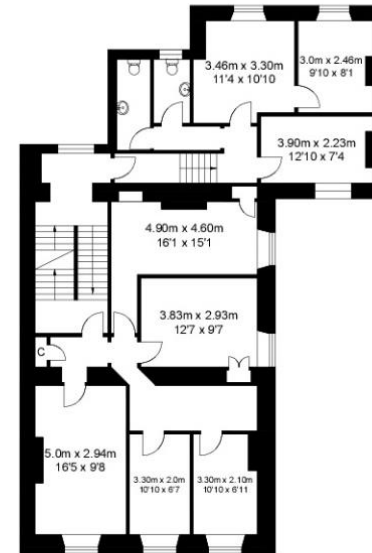
GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1699.62 SQ FT / 157.9 SQM



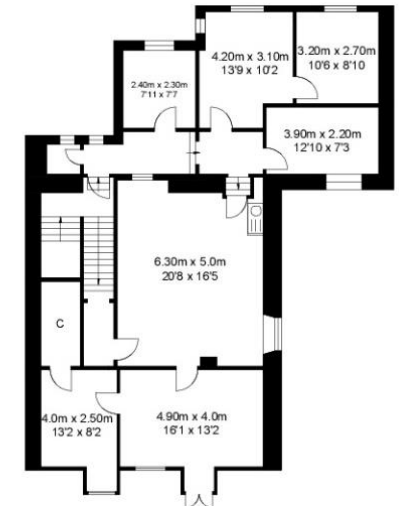
FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1692.08 SQ FT / 157.20 SQM



SECOND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1376.70 SQ FT / 127.90 SQM



THIRD FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1245.38 SQ FT / 115.70 SQM

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