

15 Vaughan Parade

Ref No: 3628

Torquay, Devon, TQ2 5EG



Large First & Second Floor Office Premises

Well Positioned on Torquay Harbourside

Total Internal Area Approx: 216m² (2,326 sq ft)

Available on New Lease - Terms to be Agreed

Viewing Highly Recommended

Annual Rental of £18,500

Interested in this property?
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DESCRIPTION

Set above Torquay's Inner Harbour, Vaughan Parade is a busy trading location year round and shows itself to be a vibrant and diverse location, this is due to the large numbers of cafes, bars and professional offices that occupy the parade.

A popular business location and office address for a number of professional services, who wish to capitalise on the energy of the Harbourside and the prestige waterfront address.

With its attractive stone and brick frontage this is a distinctive and unique building and the chambers comprises of some of the largest open plan offices available in this location. Please note the property is Grade II Listed. (1206871).

The accommodation briefly comprises:-

ENTRANCE HALL

With stairway leading to:-

FIRST FLOOR OFFICES (OPEN PLAN)

Total office space approx 99m² (1,065 sq ft) including:-

PRIVATE OFFICE 1

25' 11" x 7' 10" (7.89m x 2.40m)

PRIVATE OFFICE 2

19' 2" x 14' 0" (5.85m x 4.278m)

KITCHENETTE

WC

STORE ROOM

4' 10" x 13' 9" (1.47m x 4.20m)

SECOND FLOOR OFFICES (OPEN PLAN)

Totaling 117m² (1,259 sq ft).

PRIVATE OFFICE 1

20' 11" x 11' 9" (6.38m x 3.58m)

TENURE

The property is available by way of a new Full Repairing and Insuring Lease, exact terms to be agreed.

BUSINESS RATES

£14,500.

Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

EPC RATING D

VIEWING

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

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



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