

24-28 The Terrace

Ref No: 3960

Torquay, Devon, TQ1 1DE



Prominent Town Centre Office Building To Let

Net Internal Area 168m² (1,808 sq ft)

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

New Lease - Terms to be Agreed

Viewing Highly Recommended

Annual Rental of £13,500

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.

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. 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.

The accommodation briefly comprises:-

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.

Net Internal Area of the property is: 168m² (1,808 sq ft).

TENURE

The property is offered to let by way of a new Full Repairing and Insuring lease, for a term of years to be agreed by negotiation.

RENT

£13,500 per annum exclusive.

RATEABLE VALUE

The property is currently rated in conjunction with number 30-34 The Terrace as these properties were previously occupied together.

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

SERVICES

Mains gas, electricity and water supplies are connected to the property.

VAT

VAT is not chargeable on rent.

LEGAL COSTS

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

EPC RATING G

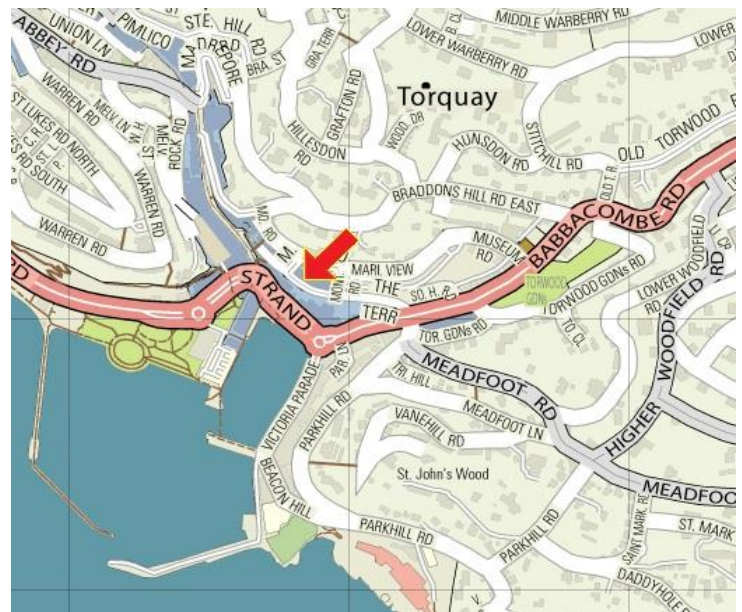
The property is a Grade II Listed building and therefore, has certain Energy Performance exemptions.

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole 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.leasingbusinesspremisses.co.uk



Interested in this property?

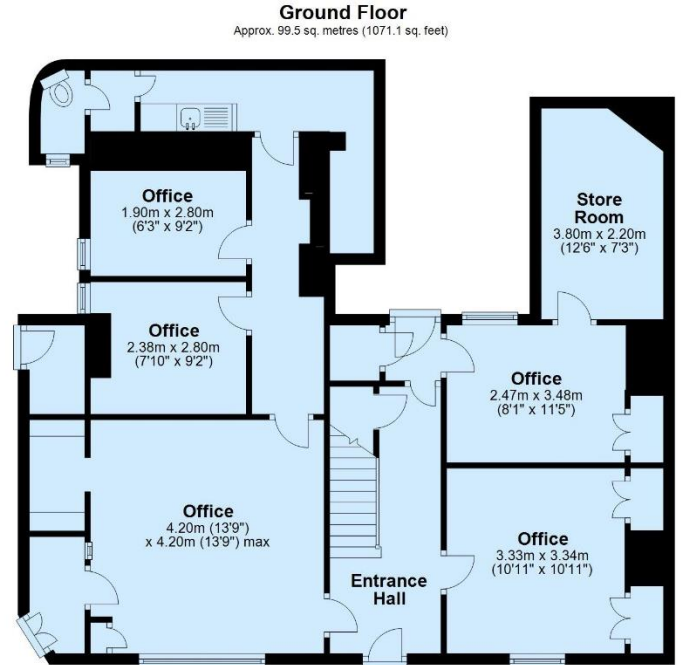
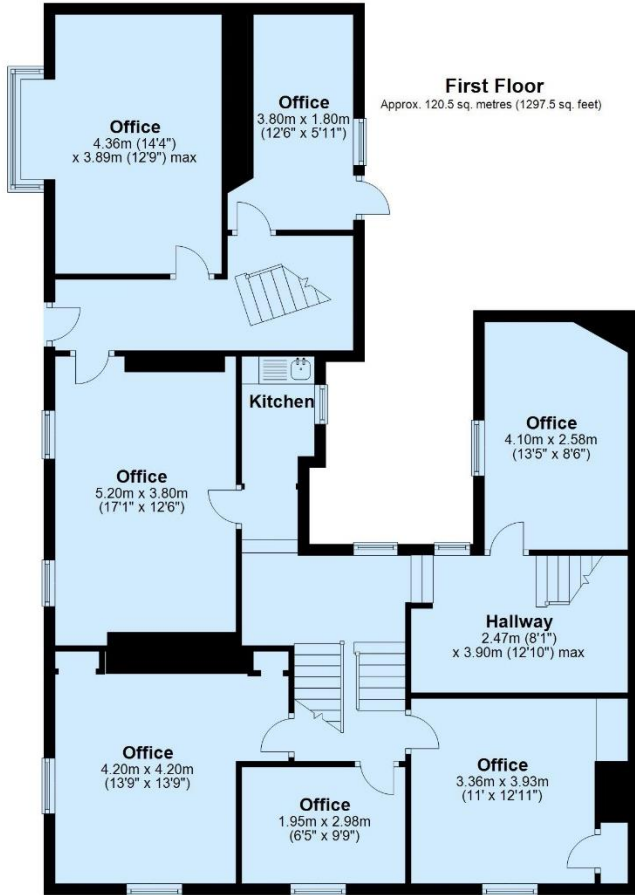
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28 The Terrace, Torquay



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

www.bettesworths.co.uk
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Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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