

24 Victoria Parade

Ref No: 4001

Torquay, Devon, TQ1 2BD



Spacious First Floor Offices in Prestigious Harbourside Location

Total Office Area Approx: 245m² (2,647 sq ft)

With Views over Torquay's Inner Harbour

Eligible for 100% Small Business Rates Relief

Viewing is Highly Recommended

Annual Rental of £14,000

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LOCATION

Located on Victoria Parade overlooking Torquay's inner harbour, which is situated between the town centre and Beacon Quay forming part of the outer harbour. The inner harbour area has a vibrant feel and has benefitted from continued investment over the last decade, establishing this part of the town as the heart of Torquay. The location benefits from the nearby town centre shops, the leisure facilities of the harbourside and the professional area of The Terrace.

DESCRIPTION

The offices available provide a versatile space for any tenant. The rooms are well laid out with a large open office to the front of the building and 4 other smaller but still spacious rooms arranged around the main office.

The premises is located on the first floor of the building and offers tenants the opportunity to occupy a suite of offices in a prestigious location with a lovely outlook.

The accommodation briefly comprises:-

Stairwell from ground floor leading to:-

ENTRANCE HALL

With doors leading to:-

OPEN PLAN OFFICE

44' 0" x 20' 0" (13.4m x 6.1m)

With views over the harbour.

OFFICE

19' 8" x 10' 10" (6.0m x 3.3m)

With views over the harbour.

OFFICE

34' 1" x 15' 5" (10.4m x 4.7m)

With views over the harbour.

Door to:-

KITCHENETTE

OFFICE

29' 2" x 21' 4" (8.9m x 6.5m)

OFFICE

20' 8" x 16' 5" (6.3m x 5.0m)

LADIES & GENTS WC'S

TENURE

The premises are available by way of a New Lease (effectively FRI), by way of service charge this is estimated to be approximately £1,750 per annum plus a share of the insurance. Terms and length to be agreed.

BUSINESS RATES

2017 List: £10,500.

Please note this is not Rates Payable. Qualifying Businesses will be eligible for up to 100% Rates Relief. Interested parties are to make their own enquiries to the Local Billing Authority, Torbay Council.

LEGAL COSTS

The incoming tenant may be expected to make a reasonable contribution towards the Landlord's property legal costs incurred in any transaction.

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.lettingbusinesspremises.co.uk



www.bettesworths.co.uk

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