

# 8 Beacon Terrace

Ref No: 5238

Torquay, Devon, TQ1 2BH



## High Spec Harbourside Offices in Prestigious Location

Net Internal Area Approx: 78m<sup>2</sup> (840 sq ft)

High Spec Office Fit Out – Ready for Immediate Occupation

Arranged with Open Plan Office, Meeting Room & Storage

Council Car Park Immediately Opposite

Annual Rental of £9,000

Interested in this property?

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## LOCATION

Beacon Terrace is a landmark building sitting above Torquay's Harbour, a prestigious location at the very heart of Torquay, with the town centre shops close at hand. The leisure facilities of the harbourside and the professional area around The Terrace are also all within easy reach.

The premises offers tenants the opportunity to occupy high end office, in the most sought-after location in Torquay, with a council car park for staff and visitors immediately opposite.

## DESCRIPTION

An extremely high-end office space, the property was refurbished and fitted out by the landlord for their own use and business. Change in their working habits has now made the space available for rental and offers a tenant the chance to occupy a luxury office space; an opportunity typically not found on the market.

The accommodation briefly comprises:-

### FRONT OFFICE

32' 0" x 17' 8" (9.75m x 5.39m)

Accessed via a communal entrance. Arranged with a meeting area to the front, desk/ workstations and a coffee station. Fitted out to a top spec with a floated ceiling, inset LED downlights, LED strip lights, feature architrave ceiling, laminate flooring with inset power and network cabling and feature timber half wall panelling.

### MEETING ROOM

14' 7" x 11' 5" (4.45m x 3.47m)

A secondary office perfect for a meeting room/ staff room, with a kitchenette facility down one wall.

### STORAGE ROOM

11' 2" x 9' 7" (3.40m x 2.92m)

A door from the meeting room leads out to a corridor and then into the storage room. This room has been plastered and carpeted and benefits from some metal racking and shelving.

### WC

### TENURE

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

### RENT

£9,000 per annum, exclusive. Rent payable monthly in advance.

### RENT DEPOSIT

A rent deposit may be required, dependant on result of tenant referencing.

## UTILITIES

The office is connected to electricity, mains water and drainage. The office is fitted with modern electric wall heaters.

## BUSINESS RATES

2023 List: £7,200

**Please note this is not the Rates Payable amount.**

Eligible parties will be able to claim 100% Small Business Rates Relief. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

## LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

## EPC AWAITED

## 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.leasebusinesspremises.co.uk](http://www.leasebusinesspremises.co.uk)

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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
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