

RELOCATION DUE TO EXPANSION



29-30 Fleet Street

Torquay, Devon, TQ1 1BB



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Prominent & Highly Visible Purpose Built Headquarters Office Building in Central Torquay
Internal Area Approx. 250m² (2,690 sq ft)
Excellent Mix of Shop Fronted Office, Open Plan Office Accommodation, Private Offices & Meeting Rooms
Great Passing Traffic & Footfall - Superb Branding Opportunities
Up to 5 Car Park Spaces Available (Separate Agreement)

LOCATION

29-30 Fleet Street is prominently located on the northern side Torquay town centres main 'GPO' roundabout. All town centre through traffic and pedestrian footfall passes close to the front of the building, giving superb marketing prominence and business presence.

The property is conveniently located for access around the town and further afield in Torbay, South Devon and beyond.

DESCRIPTION

29-30 Fleet Street is a purpose built, four storey office block.

The ground floor has a large c.9m glazed retail frontage, a main retail office that leads to an open secondary office area with smart meeting room and kitchenette. The core staircase (which has the benefit of a secondary staff entrance) leads to the upper floors.

The first floor is built as open plan but currently arranged to provide four uPVC glazed partitioned private offices and a central open area.

The second floor has been subject to extensive recent refurbishment - arranged as mainly open plan office space with one private office and a storage/server room and a kitchenette.

The third floor provides a boardroom/office with elevated town view, a second office and store room, server room and kitchen. Third floor balcony.

There are male and female WC's and plumbing for a further WC on the ground floor, if required. The accommodation is mainly built as open plan, so is able to be reconfigured to suit occupiers' own requirements.

See accommodation plan overleaf.

Ref No: 5240

Annual Rental of £30,000

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TENURE

The property is offered To Let on a new Full Repairing and Insuring lease, exact terms to be agreed by negotiation.

Under Letting of part of the building will be permitted.

A Freehold sale of the property would be considered.

RATEABLE VALUE

As the property has most recently been occupied by numerous companies, Rating List entries are currently arranged floor by floor for Business Rates as follows.

Ground Floor - RV: £9,400.

First Floor - RV: £5,700

Second Floor - RV: £3,800

Third Floor - RV: £2,550

Please note these figures are not Rates Payable. It is advised that interested parties discuss the Business Rates situation over the property with the Agents.

TIMESCALE

It is expected that the property will be available for occupation in late 2025.

EPC RATING D

VAT

The property is not currently opted for VAT and VAT is not chargeable on rent.

VIEWING

Viewing is highly recommended to understand the scope of the accommodation on offer. Interested parties are advised to contact Paul Bettsworth. Tel. 01803 212021.

NOTE

The freeholders of the property are a party connected with Bettsworths.

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

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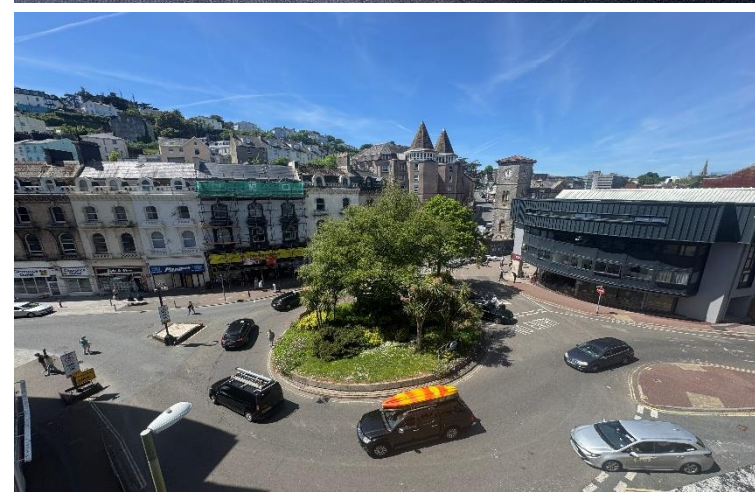


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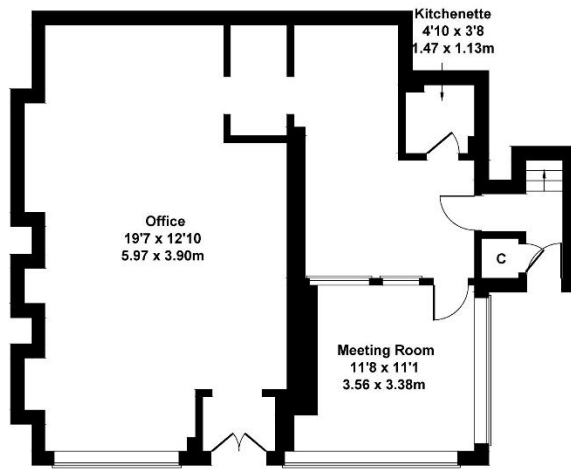
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Since 1943



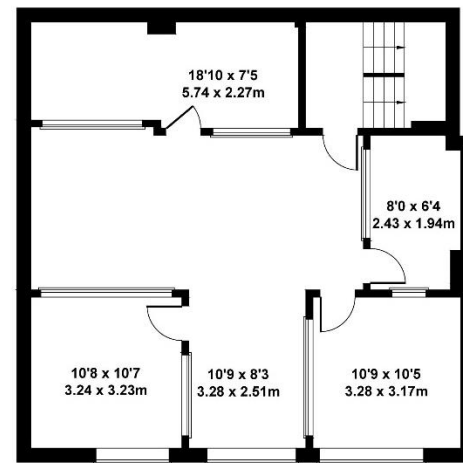
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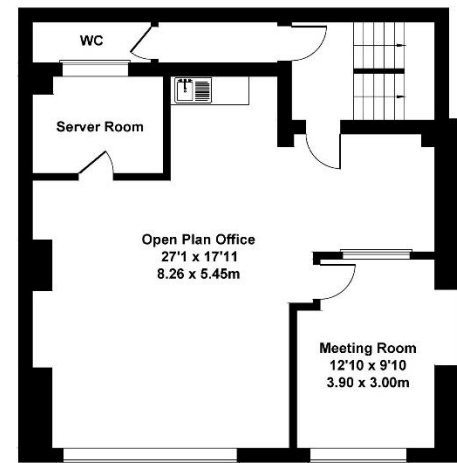
29-30 Fleet Street



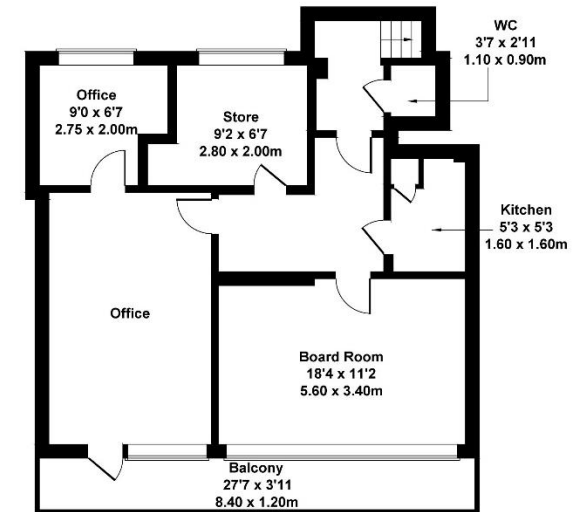
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

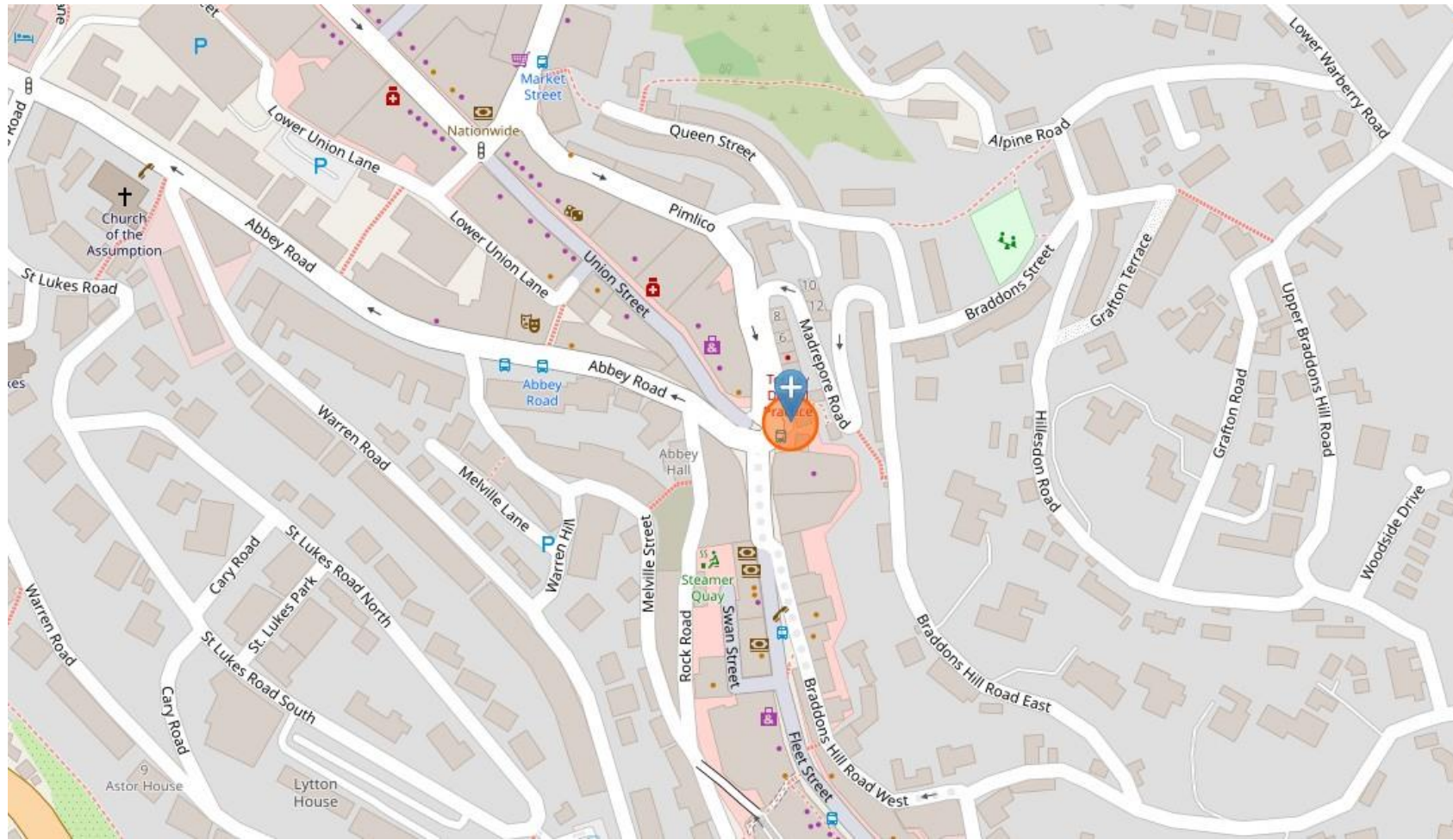
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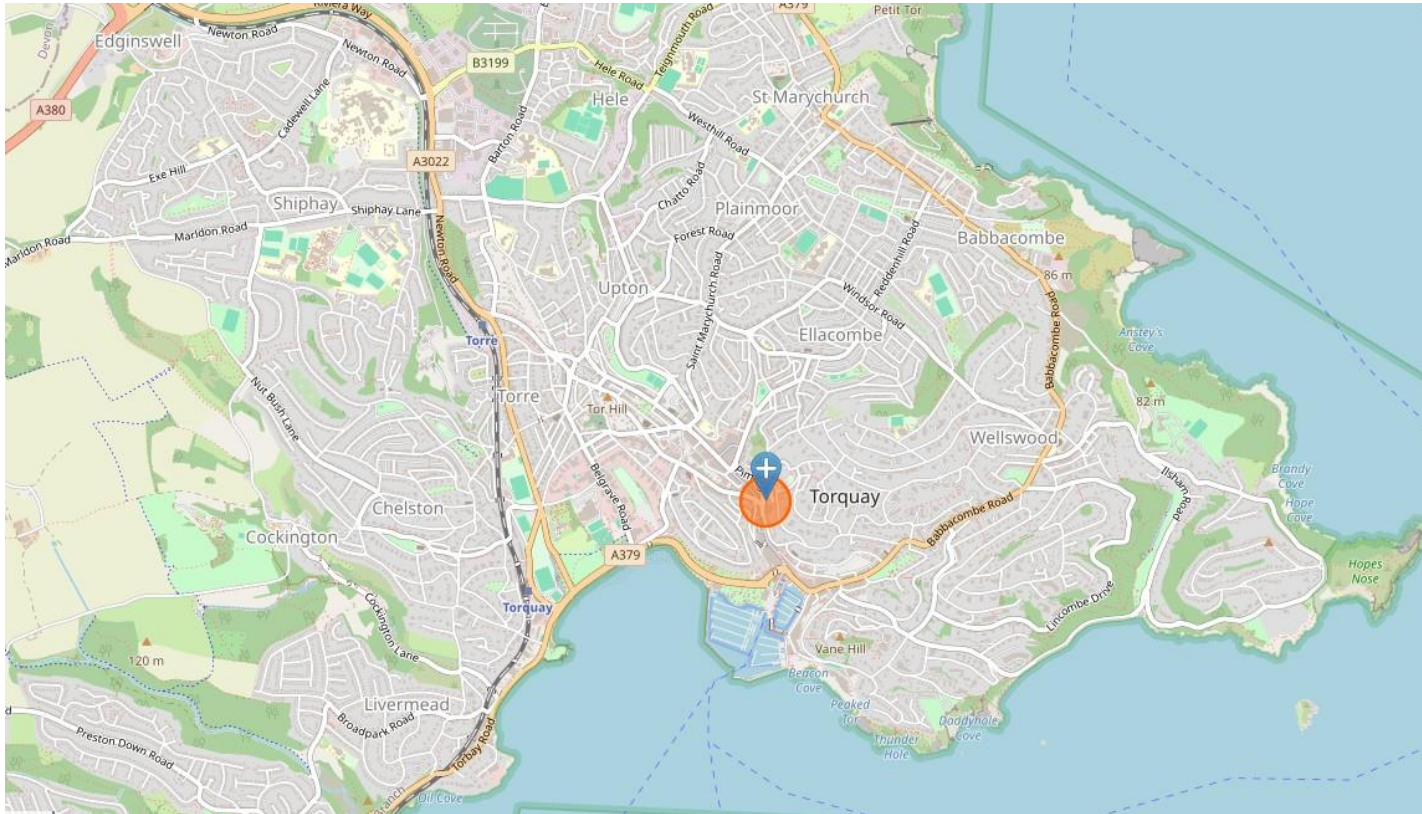
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