

# 37 - 38 Fleet Street

Ref No: 2184

Torquay, Devon, TQ2 5DJ



## Prime Fleet Street Retail Unit

Prime Retail Unit Presented as a First Fix Shell Immediately Ready for Shop Fit

Open Ground Floor Accommodation of over 160m<sup>2</sup> (1,750+ sq ft)

A suggested Retail Area in the region of 130m<sup>2</sup> (1,400 sq ft), subject to retailer preference, would leave ample Ground Floor Ancillary Space.

New Lease - Terms to be Agreed

Annual Rental of £35,000 Leasehold

Interested in this property?

T.01803 2120 21 [bettesworths.co.uk](http://bettesworths.co.uk)



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## LOCATION

This shop is situated in an excellent central prime trading position at the Northern end of Fleet Street, Torquay. This area of Fleet Street benefits from extremely high levels of pedestrian footfall, and is (save bus traffic) pedestrianised. This pitch sits in the middle of Torquay's main Fleet Street/Union Street retail area. Notable surrounding occupiers include Tesco Metro, Barclays Bank, Ernest Jones, Costa Coffee, Coffee#1, WHSmith, TKMaxx and Primark. The Unit is close to the town centre's main car parks, as well as nearby on street parking.

## DESCRIPTION

The property comprises a newly formed and very spacious open Ground Floor Lock-Up Retail Unit with a wide frontage of 9.7m (31'10"). The entire Ground Floor is offered as a clean first fix shell ready for the tenant's choice of fit out and retail to ancillary split.

The accommodation briefly comprises:-

### SHOP FRONT

31' 10" x 0' 0" (9.7m x 0m)

### SHOP DEPTH

49' 6" (15.1m)

### OVERALL GROUND FLOOR AREA

Approximately 165m<sup>2</sup> (1,775 sq ft). A suggested retail / ancillary split would leave an unmasked retail area of approximately 130m<sup>2</sup> (1,400 sq ft) with approximately 35m<sup>2</sup> (377 sq ft) of ground floor ancillary space.

### FIRST FLOOR

#### STAFF ROOM/KITCHENETTE

WC

### BASEMENT STORAGE

#### ROOM 1

17' 4" x 20' 4" (5.28m x 6.19m)

#### ROOM 2

13' 7" x 9' 11" (4.13m x 3.02m)

## TENURE

The property is available by way of a new FRI Lease. Exact lease terms and Lease length to be agreed by negotiation.

## LEGAL COSTS

Each party to bear their own legal costs incurred in a transaction.

## BUSINESS RATES

The property is to be reassessed for Business Rates following extensive alteration and remodelling. Interested parties are advised to make enquiries with the Agents.

## VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettsworths.

Paul Bettsworth MRICS

Email: paul@bettsworths.co.uk

## EPC RATING C

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

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

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