

# 26 Victoria Parade

Ref No: 2630

Victoria Parade, Torquay, Devon, TQ1 2BD



## Large Premises Available on Harbourside Location

Versatile Property Suitable for Various Uses

Harbourside Location with High Footfall

Gross Internal Area: 376m<sup>2</sup> (4,054 sq ft)

Opportunity for Daytime and Evening Trade

Annual Rental of £20,000

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## LOCATION

Set at the base of Harbour Point, a Landmark Building on Victoria Parade. The premises offer the tenant the opportunity to occupy a prime position adjoining Torquay's inner Harbour. Set in an ideal location in the heart of Torquay, the property benefits from a number of neighbouring leisure facilities, restaurants, cafes and an active promenade through both the day and evening.

## DESCRIPTION

The property has its origins in entertainment, originally the 400 ball room, hints of this can be seen in the lasting architecture within the property. The spacious premises offers great opportunity to the operator that could reinvent and maximise the potential out of the considerable space. Currently arranged across 2 floors with 3 bars and a large double height room, the premises have a distinct and individual feel. Viewing is highly recommended to appreciate the full potential of such a unique space.

The accommodation briefly comprises:-

## RECEPTION/ENTRANCE

Leads to:-

## WIDE STAIRWELL with INTERCONNECTING OFFICES

Leading off:-

## FIRST LANDING

**OFFICE 1** 14' 9" x 7' 3" (4.5m x 2.2m)

**OFFICE 2** 9' 6" x 13' 9" (2.9m x 4.2m)

**OFFICE 3** 12' 6" x 4' 7" (3.8m x 1.4m)

**OFFICE 4** 8' 10" x 13' 5" (2.7m x 4.1m)

**OFFICE 5** 13' 9" x 14' 1" (4.2m x 4.3m)

**CELLAR STASH/STORAGE AREA** 28' 3" (8.6m)

Stairwell continues leading to:-

**MAIN ROOM** 69' 7" x 44' 7" (21.2m x 13.6m)

## WC's & BAR

Exit to outside area.

## THE JOINING IS GROUND FLOOR VIP BAR

26' 11" x 44' 7" (8.2m x 13.6m) (Max)

WC's First floor off the main room balcony surrounding main room with bar at one end and office space.

**OFFICE 1** 13' 9" x 8' 10" (4.2m x 2.7m)

**SECURITY OFFICE** 5' 11" x 10' 2" (1.8m x 3.1m)

**OFFICE 2** 13' 9" x 4' 11" (4.2m x 1.5m)

**OUTSIDE AREA** 64' 8" x 24' 11" (19.7m x 7.6m)

## TERMS

The premises are to be offered on a new Fully Repairing and Insuring Lease.

## RATEABLE VALUE

2017 List: £20,000

**Please note this is not Rates Payable.** Interested parties are advised to make their own enquiries as to the Rates Payable with the Local Billing Authority, Torbay Council.

## EPC RATING 'G'

## VIEWING

Viewing is strictly by prior appointment with the Agents, Bettesworths.

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

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