

# 21-22 Fleet Street

Ref No: 3350

Torquay, Devon, TQ1 1DB



## Double Fronted Retail Unit in a Prime Location in Torquay Town

Ground Floor Gross Frontage 47ft

Ground Floor Sales Area 63.2m<sup>2</sup>

High Volumes of Passing Trade

Nearby 24/7 Multi Storey Car Park

Annual Rental of £10,000

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## LOCATION

Fleet Street represents the centre of Torquay's main shopping area, linking the upper town to Torquay's popular harbour side, marina and sea front areas.

The property is situated opposite to the fleet walk shopping centre with a variety of small independent businesses and larger retail outlets, including: Superdrug, Poundland, Greggs, Sports Direct and others, as well as a 24 hour multi story car park. Bus routes also run directly past the shop with stops just a few yards away.

## DESCRIPTION

The property is a double fronted ground floor retail unit, providing ancillary storage or office space on the first floor. The ground floor is arranged to provide an open plan sales area with extensive display frontage, capable of sub division, and has suspended ceilings with installed air-conditioning units and laminate floor coverings. The first floor comprises of a large storage or office.

The accommodation briefly comprises:-

### GROUND FLOOR GROSS FRONTAGE

14.28m (47ft).

### NET FRONTAGE APPROX

13.08m (43ft).

### MAX DEPTH

5.54m (18ft).

### SALES AREA

63.21m<sup>2</sup> (680 sq ft).

### FIRST FLOOR STORAGE

23.41m<sup>2</sup> (252 sq ft).

### WC

To be installed.

### SERVICES

We are told that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## PLANNING

For planning use information all interested parties are recommended to contact Torbay Council on 01803 207801.

## BUSINESS RATES

2017 List: £22,250.

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

## EPC RATING D

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettsworths. 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.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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