

Banx Cafe Bar

Ref No: 4124

6-8 Fleet Street, Torquay, Devon, TQ1 1DB



Substantial Character Town Centre Café Bar

On Torquay's High Street and Immediate Vicinity to Torquay's Harbour

Former Bank with Two Trading Floors

Character Building with Stunning Original Features, Recently Externally Refurbished

Offered on a New Lease with Exact Terms to be Agreed

Guide Rent of £20,000 Per Annum

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



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LOCATION

Situated in a busy part of Fleet Street, Torquay opposite the Fleet Walk shopping development at the junction with The Terrace. The period property benefits from a prominent corner position and is located only a few hundred metres from Torquay's Harbourside.

DESCRIPTION

A handsome former Bank building with feature Doric columns and ornate entrance porch. A lock up, licensed property arranged over ground and mezzanine floors. The business is currently closed.

The accommodation comprises:-

MAIN DOOR

To:-

ENTRANCE PORCH

Leading to:-

MAIN TRADE AREA

GENTS CLOAKROOM

Slate flooring, tiled walls, 4 wall hung urinals, single cubicle with close coupled WC, granite vanity unit with inset wash hand basin and electric hand dryer.

DISABLED CLOAKROOM

Slate flooring, tiled walls, close coupled WC, wash hand basin and electric hand dryer. Open tread staircase to:-

MEZZANINE FLOOR

Attractive coved ceiling, laminated wooden floor.

LADIES CLOAKROOM

Black quarry tiled floor, 3 cubicles with close coupled WC's, L shaped granite topped vanity unit with 2 inset stainless steel wash hand basins and electric hand dryer.

To the rear of the **MAIN TRADE AREA**:-

KITCHEN AREA

Doorway to:-

OFFICE

Steps down to:-

CELLAR AREA

With doorway to:-

LAUNDRY ROOM

With plumbing for washing machine and steel racks. Door to:-

FRIDGE/FREEZER ROOM

BOTTLE STORE

BEER CELLAR

GENERAL INFORMATION

RATEABLE VALUE

2023 List £8,850.

Please note this is not the Rates Payable. 100% Small Business Rates Relief will be available to eligible parties. Interested parties are advised to contact the Local Billing Authority, Torbay Council. 01803 207207.

TENURE

The property is available on a new internal repairing and insuring, free of tie lease at a guide rent of £20,000 - £25,000 per annum. Exact terms to be agreed upon negotiation.

Alternatively, the Long Leasehold interest is available for £275,000.

EPC

Exempt as Listed Building.

www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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