

8 The Strand

Ref No: 3667

Torquay, Devon, TQ1 2DE



Imposing Harbourside Former Bank Premises

Suitable for Many Licensed and Leisure or Retail Uses (Subject to Consents)

Ground Floor Total Net Area Approx: 148m² (1,593 sq ft)

Upper Floors Available, if Required

A Rare Opportunity to Create a Landmark Trading Premises

Annual Rental of £30,000

Interested in this property?

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LOCATION

This Landmark Grade II Listed property is prominently situated overlooking Torquay's inner harbour, home to many of Torquay's top bars and restaurants as well as high end independent and multiple retailers.

Situated on The Strand, the property sits among retailers such as Debenhams and Boots as well as being almost adjacent to the exclusive Hoopers department store.

DESCRIPTION

The property comprises the ground floor of a former Royal Bank of Scotland branch. The building is an imposing Landmark on Torquay's Harbourside. The remainder of the property comprises two floors of potentially open plan space, most recently used as office accommodation but suitable for a variety of retail and leisure uses.

SHOP FRONT

A planning/listed building application has been submitted (P/2019/0997) to adjust the shop front to bring the windows down to ground level and install new entrance. An artist's impression of the proposed shop front can be seen overleaf.

ACCOMMODATION

Briefly the accommodation comprises:-

NET GROUND FLOOR AREA

148m² (1,593 sq ft)

Which can largely be configured to suit the tenant's occupational requirements, but the suggested layout offers an open trading area with approximately 120m² leaving space for back of house and WC facilities.

Plans are available upon request.

FIRST & SECOND FLOORS

Which are available by separate negotiation are approximately 145m² and 151m² respectively.

LEASE

The property is available by way of a new Full Repairing and Insuring lease, exact lease length and terms to be agreed by negotiation.

RENT

£30,000 per annum.

VAT

VAT status to be confirmed.

BUSINESS RATES

We are informed by the Valuation Office Agency that the property has the following Rateable Value:-

2017 List: £39,250.

Please note that this Rateable Value is for the entire building and the property will be re-rated if the ground floor were taken separately. For further information please contact the Agents.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

EPC RATING D

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Joint Agents.

BETTESWORTHS

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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

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