

4 Fore Street

Ref No: 3837

Torquay, Devon, TQ1 4NF



Well Located Retail Unit Available To Let

Highly Visible Location in Busy Trading Parade

Ground Floor Lock Up Shop with Potential to be Combined with 4A Fore Street

To be Fitted Out to a Modern Standard

Undergoing Complete Renovation

Annual Rental of £7,000

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



4 Fore Street

Torquay, Devon, TQ1 4NF

DESCRIPTION

Holding a prominent position within Fore Street, the retail unit is highly visible and situated in a busy and well occupied parade, close to St Marychurch Precinct.

The unit is currently undergoing renovation and will be completed to a high standard and provide the occupier with a clean and modern retail unit, presented as a 'white box' with storage and WC.

The shop will be designed to offer flexibility in the layout and accommodation giving occupiers the opportunity to tailor the premises to suit their needs. The premises may also be suitable for office or leisure uses (subject to consent).

With redevelopment currently underway this is an excellent opportunity to secure the premises and join this busy trading location, which currently hosts a mixture of occupiers such as Professional Financial Services, Solicitors, Retailers, Post Office, Restaurants, Cafe and Banking Services.

The intended accommodation provides:-

RETAIL AREA – 48m²

(Presented in 'white box' condition).

STORAGE AREA

WC

TENURE

A new Full Repairing and Insuring Lease is available by way of negotiation, exact terms to be agreed.

RATEABLE VALUE

Please note the premises has previously been rated as part of a larger property and will require revaluation. Interested parties are advised to contact the Local Billing Authority, Torbay Council.

EPC RATING C

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. 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.lettingbusinesspremises.co.uk



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



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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

