

# 2 Fleet Street

Ref No: 3991

Torquay, Devon, TQ1 1BX



## Shop Premises in Prime Town Centre Location

Situated Close to Torquay's Popular Harbourside

Ground Floor Retail Area: 39.73m<sup>2</sup> (428 sq ft)

Basement Storage/Prep Area: 39.5m<sup>2</sup> (425 sq ft)

Available on a New Lease with Exact Terms to be Agreed

Annual Rental of £10,000



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## LOCATION

The unit is situated at the junction of The Strand and Fleet Walk at the lower end of Torquay's town centre, only a hundred yards from the harbourside. The area immediately to the front of the premises is pedestrianised benefits from strong footfall year-round. Torquay is a popular place to live and work and it is the biggest town in the South Devon region. The town swells in numbers during the tourist season with the influx of thousands of visitors to the area.

## DESCRIPTION

Previously used as a bakery and sandwich shop, this double fronted unit has good coverage on to the busy street and large ground floor retail area. The lower ground floor is a large storage space and previously a food preparation area.

The premises comprises:-

### GROUND FLOOR

#### RETAIL AREA

Approx: 39.73m<sup>2</sup> (428 sq ft)

#### LOWER GROUND FLOOR

#### STORAGE ROOM

Approx: 39.5m<sup>2</sup> (425 sq ft)

#### WC

## LEASE

Offered by way of a new lease on a contributory full repairing and insuring basis. Exact Terms to be agreed on negotiation.

## BUSINESS RATES

2023 List: £13,750.

**Please note this is not Rates Payable.** Eligible parties can claim Small Business Rates Relief on this property. Interested parties are advised to contact the Local Billing Authority, Torbay Council for further information as to exact Rates Payable.

## EPC RATING C

## VIEWING & FURTHER INFORMATION

Viewing is highly recommended and can be arranged by appointment with the joint agents:

### BETTESWORTHS

29/30 Fleet Street, Torquay, TQ1 1BB

Tel: (01803) 212021

Email: paul@bettesworths.co.uk

**Contact: Paul Bettesworth**

### STRATTON CREBER COMMERCIAL

20 Southernhay West, Exeter, EX1 1PR

Tel: (01392) 202203

Email: Vicky@sccexeter.co.uk

**Contact: Vicky Bandyszewska**

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

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

29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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