

# 53 Fore Street

Ref No: 4153

Torquay, Devon, TQ1 4PU



## Well Located Shop To Let in the Heart of St Marychurch

Would Suit a Variety of Retail/Office Uses

Retail Area Approx: 41.6m<sup>2</sup> (447 sq ft)

Accommodation Over Three Floors

Small Business Rate Relief Available for Small Businesses

Annual Rental of £10,000

Interested in this property?  
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# 53 Fore Street

Torquay, Devon,

## LOCATION

The shop is located in the heart of St Marychurch Precinct. The shopping precinct benefits from being pedestrianised and boosts many independent and national retailers including Co-operative, Boots, Sainsburys Local, Lloyd Maunder Butchers and the Happy Apple Supermarket.

## DESCRIPTION

The retail unit comprises ground floor lock up shop with first floor open plan office, kitchenette and WC and second floor storage.

The accommodation briefly comprises:-

### GROUND FLOOR RETAIL AREA 1

16' 4" x 19' 3" (4.99m x 5.88m)

With two steps leading to:-

### RETAIL AREA 2

13' 5" x 12' 3" (4.09m x 3.73m)

### SHOP FRONTAGE

11' 4" (3.46m)

Stairs to:-

### FIRST FLOOR

#### OPEN PLAN OFFICE

25' 10" x 16' 8" (7.88m x 5.08m)

#### KITCHENETTE

5' 5" x 13' 9" (1.66m x 4.18m)

#### WC

Stairs to:-

### SECOND FLOOR

#### STORE ROOM 1

7' 3" x 20' 9" (2.20m x 6.32m)

#### STORE ROOM 2

9' 2" x 5' 2" (2.80m x 1.58m)

#### STORE ROOM 3

9' 1" x 9' 7" (2.76m x 2.93m)

## RATEABLE VALUE

2017 List: £8,700

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

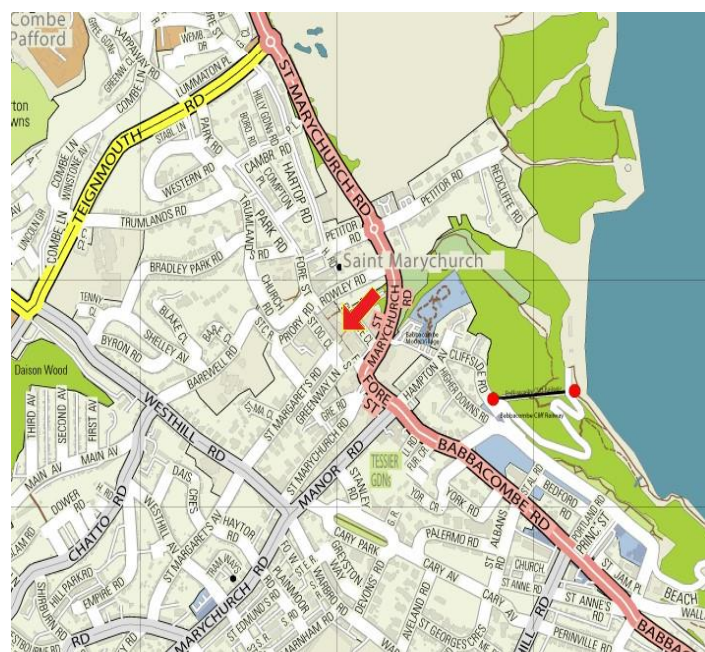
## EPC RATING D

## VIEWING

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



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29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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