

# 6 Fore Street

Ref No: 4810

St. Marychurch, Torquay, Devon, TQ1 4NE



## Attractive Well Situated Retail/Commercial Unit To Let

Situated in a Thriving & Popular Parade

Internal Area Approx: 113m<sup>2</sup> (1,216 sq ft) with Parking Space

Available for the First Time in Over 20 Years

Versatile - Suitable for Many Retail or Other Commercial Uses (Subject to Planning Consent)

Annual Rental of £14,500

Interested in this property?  
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## LOCATION

6 Fore Street occupies an enviable and visible position, in the popular St. Marychurch district of Torquay. St. Marychurch is a popular suburb, approximately a mile from Torquay town centre and recognised as one of Torquay's most desirable residential and commercial locations, with a fine mix of independent and multiple retailers across the Fore Street and the pedestrianised precinct area.

The holiday area of Babbacombe is five minutes away and St. Marychurch conveniently serves many of Torquay's suburban areas.

## DESCRIPTION

The property comprises a ground floor lock up retail unit fronting on to Fore Street, close to the junction with Manor Road, opposite Bygones Museum. The unit is made up of a main retail area, with office and workshops. To the rear of the property is a parking space for one vehicle.

The property has traded for many years as Portfolio Art Gallery and is now available on a new lease, due to retirement.

The accommodation briefly comprises:-

**APPROX INTERNAL AREA: 113m<sup>2</sup> (1,216 sq ft)**

## TENURE

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

## RENT

£14,500 per annum.

## VAT

The property is not elected for VAT.

## RATEABLE VALUE

The property has the following Rateable Value:

2023 List: £14,000

**Please note this is not Rates Payable.** Rates Payable is approximately 50% of this figure. For further information please contact the Agents or the Local Billing Authority, Torbay Council.

## LEGAL FEES

Each party to bear their own legal costs incurred in any transaction.

## EPC RATING D

## VIEWING

The existing tenant continues to trade from the property at this time. Therefore, interested parties are requested to view only by prior arrangement with the Agents, and respect the ongoing business.

## 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  
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TQ1 1BB



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