

16-17 Fleet Street

Ref No: 4825

Torquay, Devon, TQ1 1DB



Prime Location Retail Unit Available To Let

Prime Pitch on Torquay's Main High Street

Double Fronted Retail Unit – With First Floor Ancillary

Retail Area Approx. 71m² (764 sq ft)

First Floor Ancillary Approx. 45.5m² (489 sq ft)

Annual Rental of £18,000

Interested in this property?
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LOCATION

The unit is located towards the southern end of the pedestrianised Fleet Street. Directly opposite the unit is the popular Fleet Walk Shopping Centre which has attracted a variety of national and independent retailers, including: Salt Rock, TK Maxx, Trespas, KFC, Poundland, Sports Direct and Deichmann Shoes. Fleet Street's close proximity to Torquay's harbourside makes it a high footfall area with many locals and tourists walking past the unit all year round.

DESCRIPTION

Comprising a Double Frontage Retail Unit of 71m² (764 sq ft) GIA, arranged with ancillary storerooms and WCs on the first floor. The unit has previously operated as a café/bakery but would suit other retail/leisure uses. The property is being offered to let with nil ingoing as an empty unit, ready for tenants fit out.

The accommodation briefly comprises:-

RETAIL AREA

FRONTAGE

34' 3" (10.43m)

DEPTH

24' 11" (7.60m) (max)

AREA

71m² (764 sq ft)

Stairs lead to first floor:-

STOCK ROOM

18' 3" x 11' 7" (5.55m x 3.53m)

STOCK ROOM/OFFICE

22' 1" x 12' 8" (6.72m x 3.86m)

CUSTOMER WCS

BUSINESS RATES

2023 List: £12,750.

Please note this is not Rates Payable. Eligible parties will be able to claim Small Business Rates Relief on this property. Interested parties are advised to contact the agents for further information. Parties may also make direct contact with the Local Billing Authority, Torbay Council for further guidance on the Rates Payable.

LEASE

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

FREEHOLD

The freehold of the property is also available at Offers in the Region of £300,000. The freehold is comprised of ground floor retail, with first floor ancillary and a self-contained flat on the second floor accessed from Braddons Hill Road West. The flat is currently let to a tenant on an Assured Shorthold Tenancy at a rent of £675pcm.

EPC AWAITED

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.leasebusinesspremises.co.uk



www.bettesworths.co.uk

29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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