

# Second Floor Office

Ref No: 5025

29-30 Fleet Street, Torquay, Devon, TQ1 1BB



Modernised Office Space in a Prominent & Convenient Location

Net Internal Area Circa 62m<sup>2</sup> (667 sq ft)

Light Open Office Space with a Meeting Room/Director's Office

Easily Accessible by Public Transport and with Nearby Parking Options

Offered on a New Lease with Exact Terms to be Agreed

Annual Rental of £9,000

Interested in this property?

T.01803 2120 21 [bettesworths.co.uk](http://bettesworths.co.uk)



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## LOCATION

The office is prominently situated on the Old GPO roundabout at the connection of Union Street and Fleet Street, between Tesco Express and Costa. Just a short stroll from the Harbour and Torquay's main shopping high street, this location offers excellent bus routes for easy access to various parts of The Bay and towns in the surrounding area.

## DESCRIPTION

An open plan office, located on the second floor of a prominent Town Centre property, the accommodation has recently been refurbished to a modern specification. This space features double-glazed windows that overlook the town centre, new electric heating and an electric hot water cylinder, suspended ceilings with LED panel lighting and a compact kitchenette.

Rent is inclusive of water and electric.

The accommodation briefly comprises: -

### OPEN PLAN OFFICE

42m<sup>2</sup> (452 sq ft)

### DIRECTOR'S OFFICE

8' 2" x 6' 10" (2.5m x 2.08m)

### MEETING ROOM

9' 10" x 14' 1" (3.00m x 4.3m)

## LEASE TERMS

Exact Terms and Lease length to be agreed on Negotiation.

## RENT

Rent is £9,000 per annum, to be paid monthly in advance.

Rent is inclusive of water, electricity, buildings insurance and service charge.

## RATEABLE VALUE

2023 List: £3,850.

Please note this is not Rates Payable. 100% Small Business Rate Relief will be available to eligible occupiers. Interested parties are advised to contact the Local Billing Authority, Torbay Council for Rates Payable.

## EPC RATING D

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



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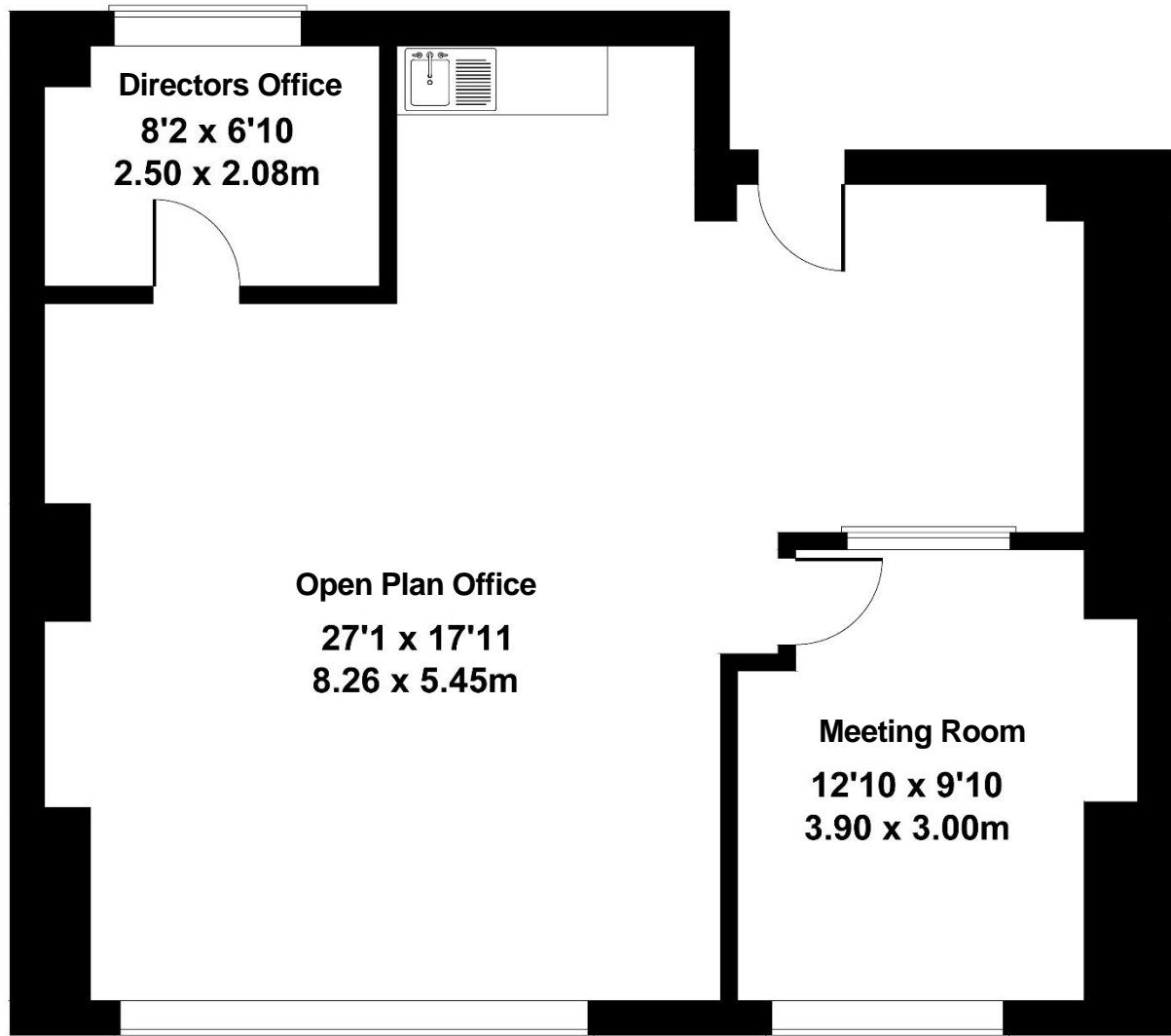




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**Approximate Gross Internal Area  
797 sq ft - 74 sq m**



## SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
**For Illustrative Purposes Only.**

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

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