



5-6 Vaughan Parade

Torquay, Devon, TQ2 5EG



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Large Office Accommodation in Harbourside Location
Prominent Harbourside Location – Favoured by Professionals
Net Internal Area Approx. 238m² (2,562 sq ft) Across Three Floors
Available by Way of an Assignment or Sub-Lease
Viewing Highly Recommended

LOCATION

Set above Torquay's Inner Harbour, Vaughan Parade is a busy trading location year-round and shows itself to be a vibrant and diverse location, this is due to the large numbers of cafes, bars and professional offices that occupy the parade.

A popular business location and office address for a number of professional services, who wish to capitalise on the energy of the Harbourside and the prestige waterfront address.

The area is well serviced by local bus routes, private and public car parks, and is nearby to the town centre and its amenities.

DESCRIPTION

Forming part of the prestigious and Grade II listed Vaughan Parade terrace, the offices front directly on to Torquay's inner harbour.

Internally, the offices offer a range of open plan and smaller office rooms across three floors. Recently fitted out to service Stagecoach for office and break space, the offices are in a good condition and would be available for immediate occupation.

Ref No: 5249

Annual Rental of £17,000

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The accommodation briefly comprises:-

COMMUNAL ENTRANCE HALL

Accessed via the pass between Vaughan Parade and Palk Street. This hallway is shared with the ground floor retail units.

FIRST FLOOR

Net Internal Area Approx. 82m² (883 sq ft)

Arranged as three large office rooms, with kitchenette facility, server cupboard and WCs.

SECOND FLOOR

Net Internal Area Approx. 90m² (969 sq ft)

Arranged as five offices and a store.

THIRD FLOOR (ATTIC)

Net Internal Area Approx. 66m² (710 sq ft)

Arranged as three offices, two stores, Kitchenette and WCs.

TENURE

The offices are available either by way of a sub-lease or assignment of the lease expiring February 2031. Interested parties are advised to speak to the Agents for more information on available leases.

RENT

An annual rental of £17,000, payable on the usual quarter dates.

BUSINESS RATES

2023 List: £16,500.

Please note this is not Rates Payable. The rates payable amount based on the standard multiplier is £8,233.50 per annum. We always advise that interested parties contact the local billing authority, Torbay Council to confirm exact rates payable and to enquire about any available rates relief.

LEGAL COSTS

The ingoing tenant will be responsible for a share of the legal costs incurred in the creation of the new lease.

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.lettingbusinesspremises.co.uk

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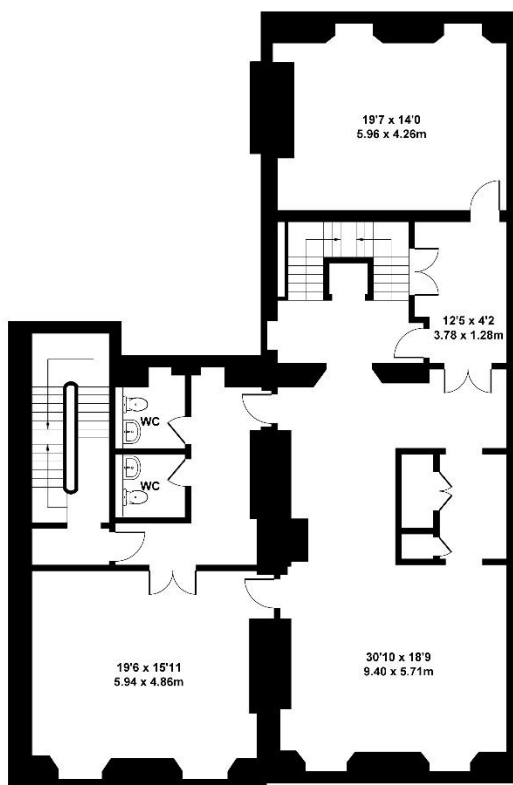


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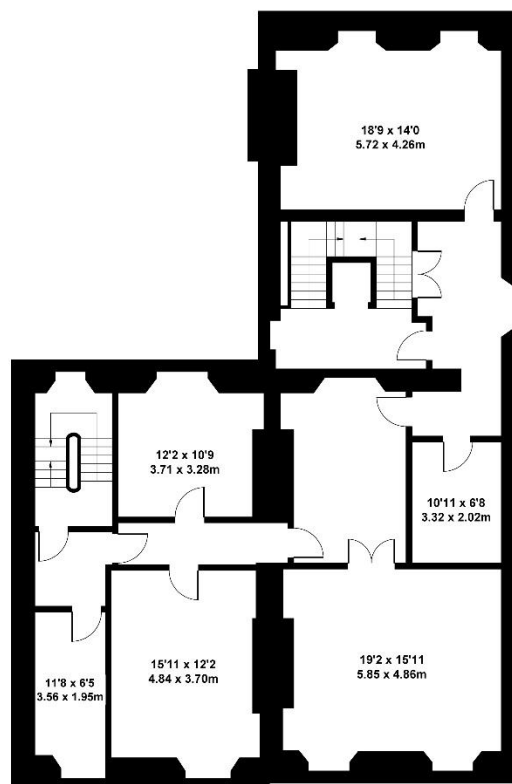
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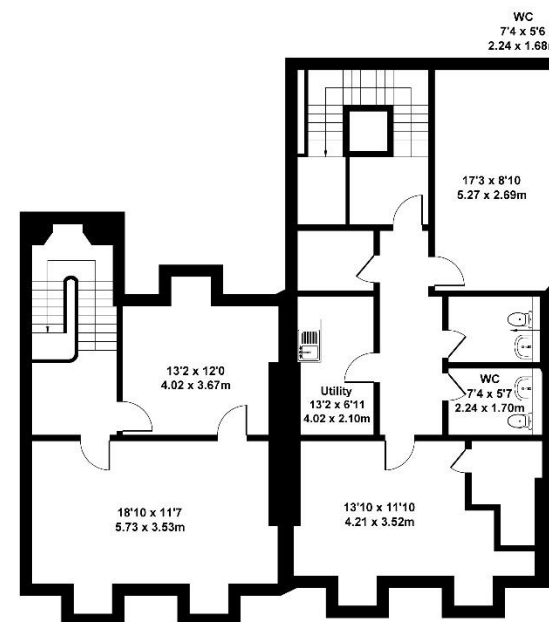
Approximate Gross Internal Area
5091 sq ft - 473 sq m



FIRST FLOOR



SECOND FLOOR



ATTIC FLOOR

Not to Scale. Produced by The Plan Portal 2025
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