

39-40 Fleet Street

Ref No: 5217

Torquay, Devon, TQ2 5DL



Prime Retail Unit in a Highly Visible Central Torquay Location

Versatile Layout, Suitable for a Variety of Retail or Service-Based Uses

Ground Floor Area Approx. 161m² (1,733 sq ft)

Basement Storage Approx. 97m² (1,044 sq ft)

Strong Year-Round Footfall and Surrounded by National Retailers

Annual Rental of £25,000

Interested in this property?

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



39-40 Fleet Street

Torquay, Devon, TQ2 5DL

LOCATION

Situated in the heart of Torquay town centre, Fleet Street is a busy pedestrian thoroughfare linking the high street to the harbourside. Neighbouring occupiers include WH Smith, Costa Coffee, TK Maxx and Tesco Metro, alongside a variety of independent shops. The location benefits from consistent passing trade from both residents and the area's substantial tourist population.

DESCRIPTION

Formerly occupied by Barclays Bank, the property offers a substantial ground floor trading space with excellent frontage and natural light. The interior is adaptable to suit different business models, from retail to professional services. A large basement provides ample dry storage or ancillary space.

ACCOMMODATION

GROUND FLOOR GROSS AREA

Approx: 161m² (1,733 sq ft).

RETAIL AREA

35' 5" x 39' 2" (10.79m x 11.94m)

OFFICE

15' 3" x 10' 7" (4.66m x 3.23m)

BASEMENT AREA

Approx: 97m² (1,044 sq ft)

TENURE

Available on a new Full Repairing and Insuring lease. Exact terms to be agreed on negotiation.

RENT

£25,000 per annum exclusive.

BUSINESS RATES

2023 List: £34,750 (whole building).

A new assessment will need to be arranged following the letting of the ground floor and basement.

LEGAL COSTS

Each party to bear their own legal costs.

EPC RATING B

VIEWING

By 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

Interested in this property?

T.01803 2120 21 bettesworths.co.uk



39-40 Fleet Street

Torquay, Devon, TQ2 5DL



www.bettsworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettsworths 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 Bettsworths 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.

Interested in this property?
T.01803 2120 21 bettsworths.co.uk

