

First Floor, R/O 37-38 Fleet Street

Ref No: 5323

Torquay, Devon, TQ2 5DJ



Newly Refurbished Offices on Fleet Street, Torquay

Self-Contained Office with Four Individual Rooms

Gross Internal Area Approx. 61m² (656 sq ft)

Newly Refurbished and Redecorated – Fibre Optic Installed

Viewing Highly Recommended

Annual Rental of £10,000

Interested in this property?

T.01803 2120 21 bettesworths.co.uk



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LOCATION

Located above Fleet Street in the centre of Torquay and accessed via Rock Road, this property benefits from close on-street parking, public car parks, and major bus routes. It offers excellent access throughout the town, with just a short walk from Torquay Harbour. The area is surrounded by local cafés, restaurants, and is ideally situated next to both national and independent retailers.

DESCRIPTION

The offices have recently been refurbished and redecorated, creating a fresh and welcoming atmosphere. The space is divided into four rooms and benefits from a fully equipped kitchen, shower room. The Bright rooms feature large sliding sash windows, flooding the space with natural light.

The accommodation briefly comprises:-

ROOM 1

9' 5" x 17' 3" (2.867m x 5.248m)

ROOM 2

11' 10" x 13' 1" (3.6m x 3.976m)

ROOM 3

8' 3" x 13' 0" (2.526m x 3.973m)

ROOM 4

10' 5" x 9' 7" (3.176m x 2.916m)

SHOWER ROOM & WC

KITCHEN

TENURE

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

RENT

£10,000 per annum, exclusive.

RATEABLE VALUE

Business rates to be confirmed. Eligible parties may be able to claim 100% Small Business Rates Relief. Interested parties are advised to verify this directly with the agent, Bettesworths.

VAT

The property is not elected for VAT and therefore is not chargeable on rent.

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

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.leasebusinesspremise.co.uk



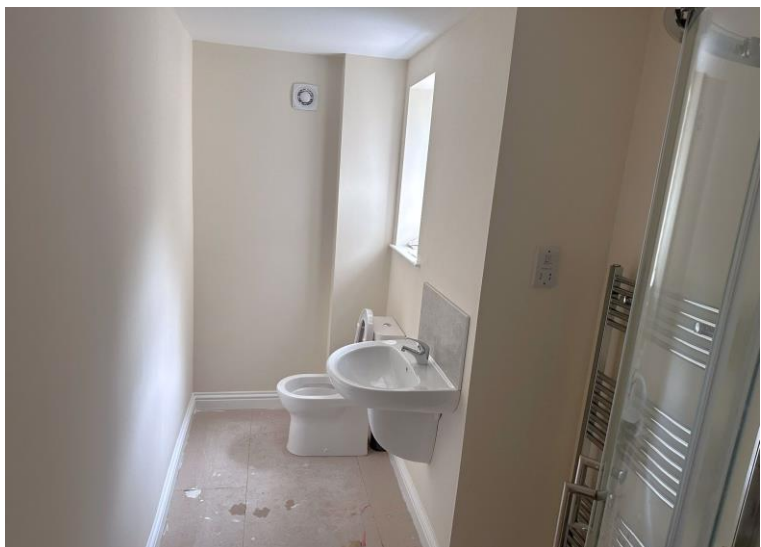
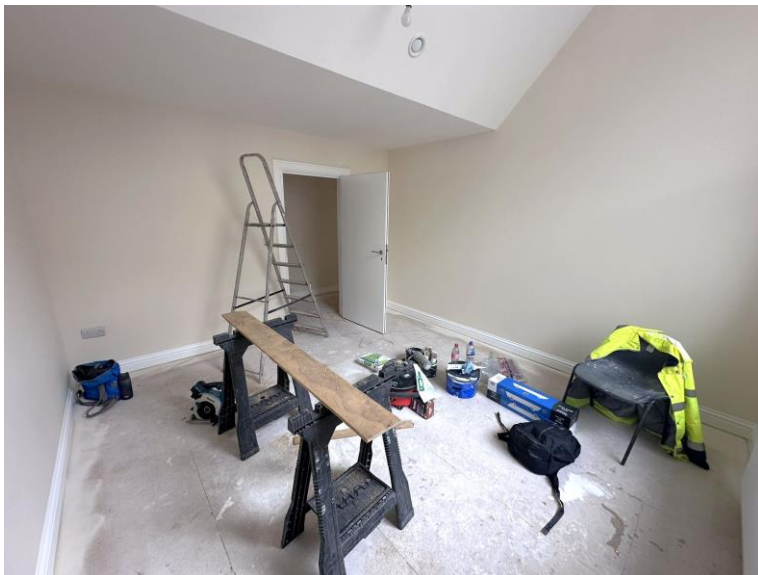
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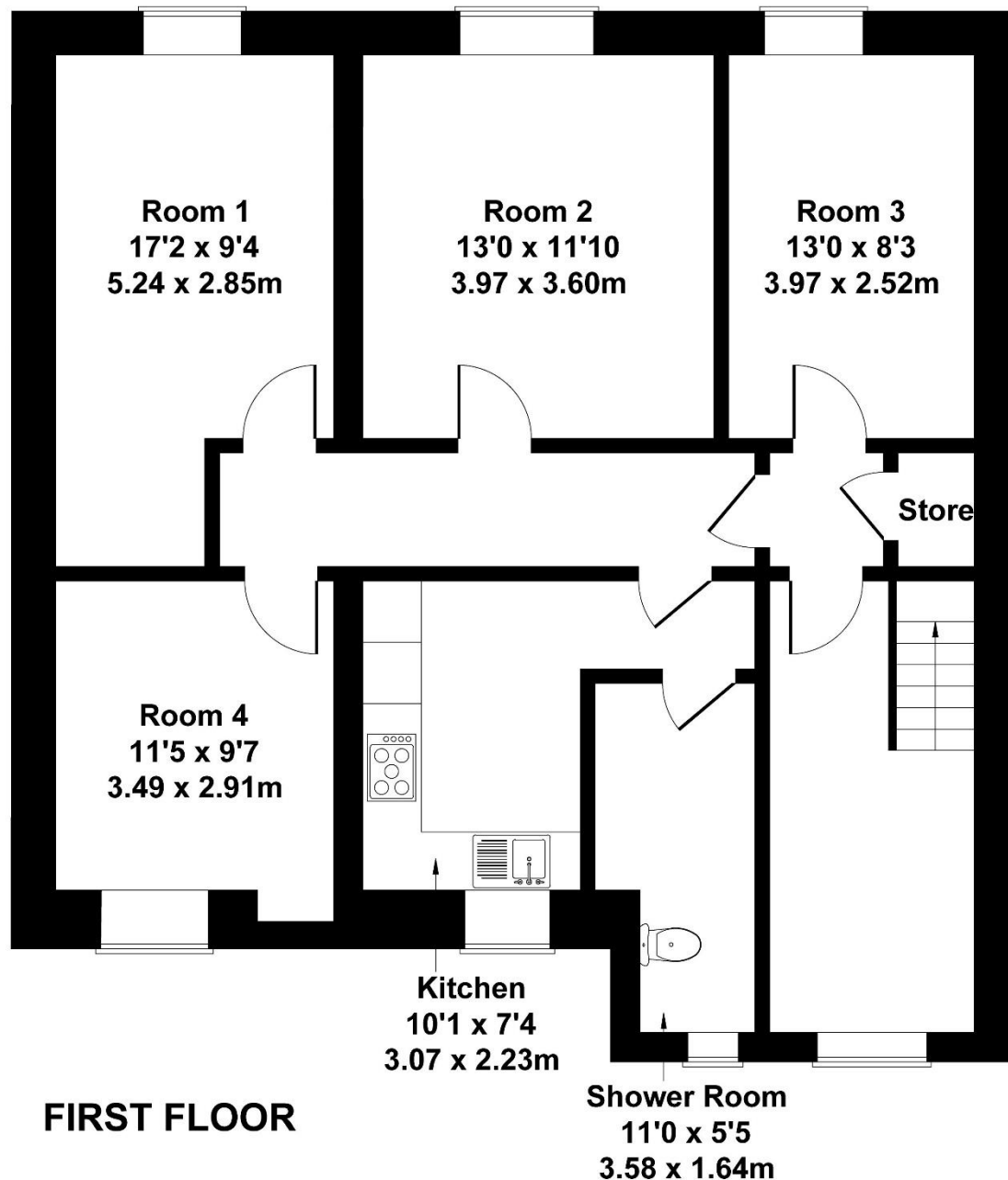
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Not to Scale. Produced by The Plan Portal 2025
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www.bettsworths.co.uk
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Devon
TQ1 1BB



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