

Second Floor, R/O 37-38 Fleet Street

Ref No: 5324

Torquay, Devon, TQ2 5DJ



Modernised Office Space in Central Torquay

Self-Contained Office Comprising of Three Individual Rooms

Gross Internal Area Approx. 55.66m² (599 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](https://www.bettesworths.co.uk)



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LOCATION

Situated just above Fleet Street in the heart of Torquay and accessible via Rock Road, this property enjoys convenient on-street parking, nearby public car parks, and access to major bus routes. It is ideally positioned for excellent connectivity throughout the town, only a short walk from Torquay Harbour. The surrounding area is vibrant, with a range of local cafés, restaurants, and a mix of national and independent retailers close by.

DESCRIPTION

The offices have recently been refurbished and redecorated, creating a bright and welcoming environment. The layout includes three separate rooms and one larger, partially partitioned space, complemented by a fully equipped kitchen and a shower room. Each room features large sliding sash windows that flood the space with natural light, enhancing the overall atmosphere.

The accommodation briefly comprises:-

ROOM 1

8' 7" x 12' 6" (2.606m x 3.812m)

ROOM 2A

11' 9" x 12' 0" (3.592m x 3.665m)

ROOM 2B

7' 10" x 11' 11" (2.399m x 3.632m)

ROOM 3

9' 6" x 10' 7" (2.890m x 3.231m)

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.

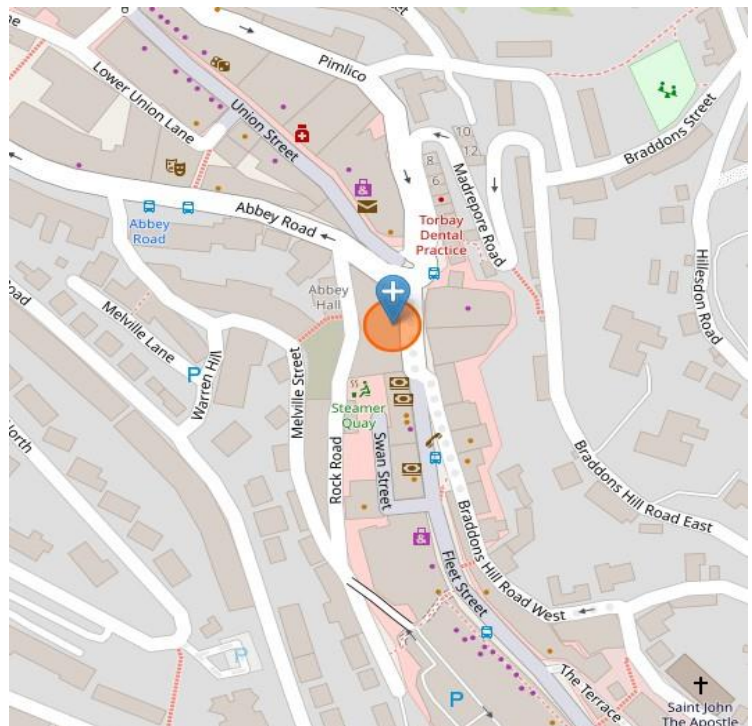
EPC AWAITED

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.lettingbusinesspremises.co.uk



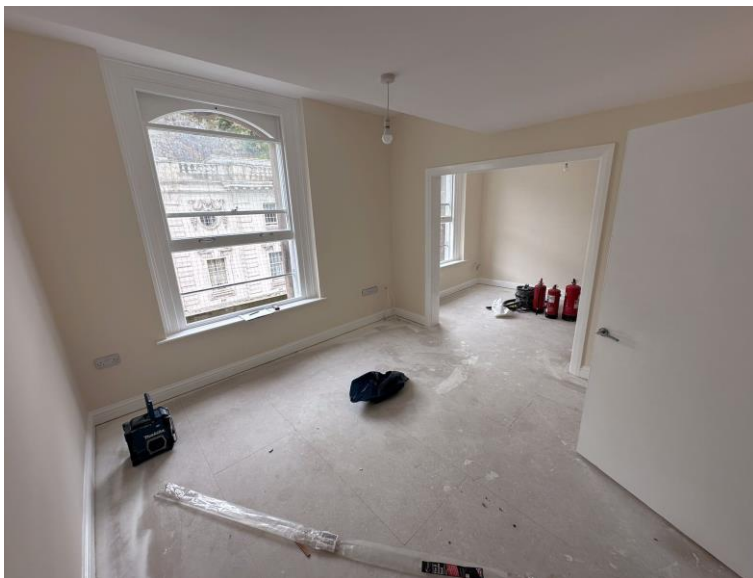
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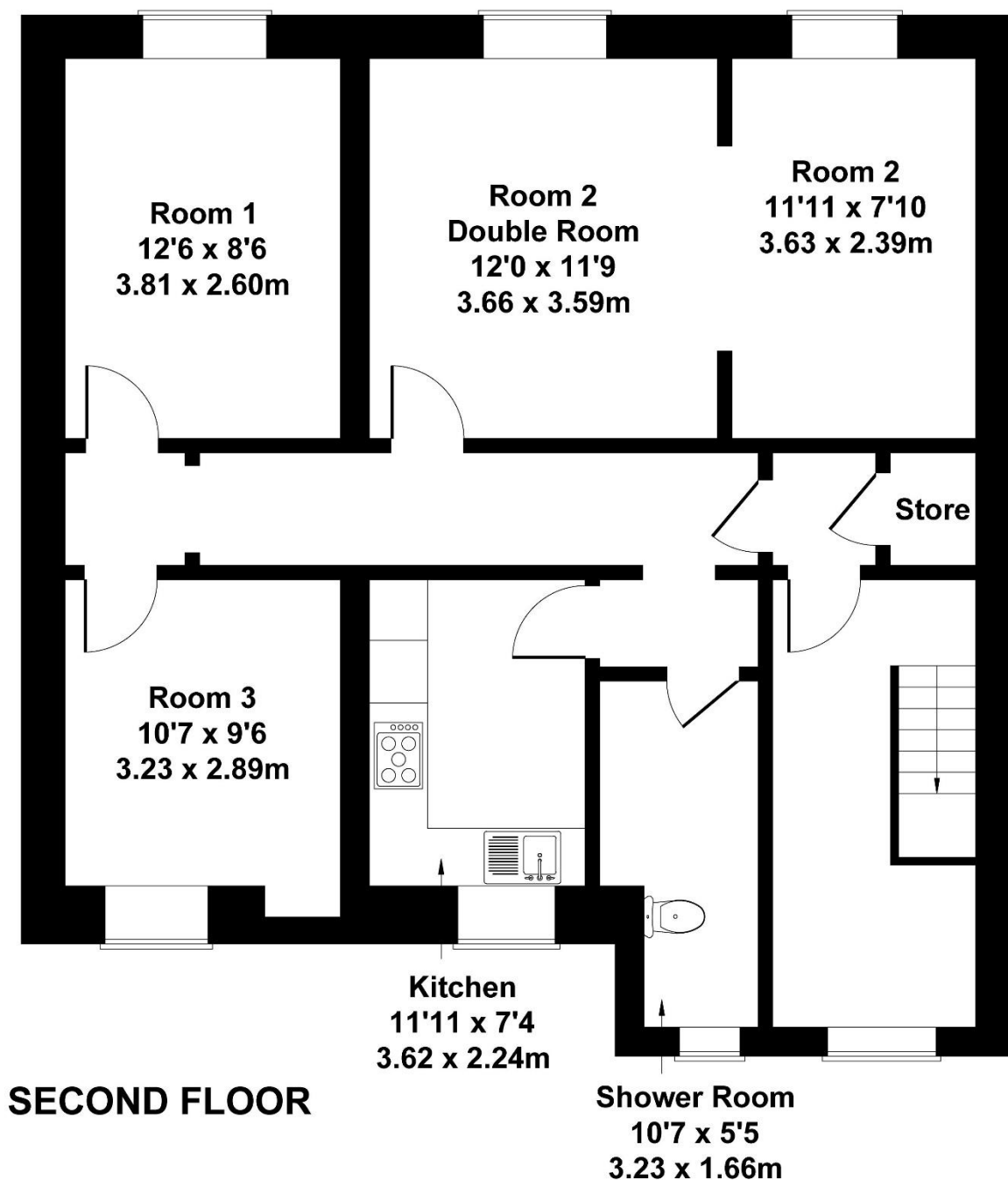
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www.bettesworths.co.uk
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IMPORTANT NOTE: Messrs Bettsworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in 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.

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