

Ground Floor, 29-30 Fleet Street

Torquay, Devon, TQ1 1BB

RELOCATION DUE TO EXPANSION





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Prominent & Highly Visible Ground Floor Office in Central Torquay

Internal Area Approx. 76m² (818 sq ft)

Excellent Mix of Shop Fronted Office, Open Plan Office Accommodation, Private Offices & Meeting Rooms

Great Passing Traffic & Footfall - Superb Branding Opportunities

Parking Spaces Available (Separate Agreement)

LOCATION

29-30 Fleet Street is prominently located on the northern side Torquay town centres main 'GPO' roundabout. All town centre through traffic and pedestrian footfall passes close to the front of the building, giving superb marketing prominence and business presence.

The property is conveniently located for access around the town and further afield in Torbay, South Devon and beyond.

DESCRIPTION

29-30 Fleet Street is a purpose built, four storey office block.

The ground floor has a large c.9m glazed retail frontage, a main retail office that leads to an open secondary office area with smart meeting room and kitchenette. The core staircase (which has the benefit of a secondary staff entrance) leads to the upper floors.

There are shared male and female WC's and plumbing for a further private WC on the ground floor, if required.

See accommodation plan overleaf.

Ref No: 5359

Annual Rental of £11,000

Interested in this property?

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TENURE

The property is offered To Let on a new Full Repairing and Insuring lease, exact terms to be agreed by negotiation.

A Freehold sale of the property would be considered.

RATEABLE VALUE

As the property has most recently been occupied by numerous companies, Rating List entries are currently arranged floor by floor for Business Rates as follows.

Ground Floor - RV: £9,400.

Please note these figures are not Rates Payable. It is advised that interested parties discuss the Business Rates situation over the property with the Agents.

TIMESCALE

It is expected that the property will be available for occupation in late 2025.

EPC RATING D

VAT

The property is not currently opted for VAT and VAT is not chargeable on rent.

VIEWING

Viewing is highly recommended to understand the scope of the accommodation on offer. Interested parties are advised to contact Paul Bettesworth. Tel. 01803 212021.

NOTE

The freeholders of the property are a party connected with Bettesworths.

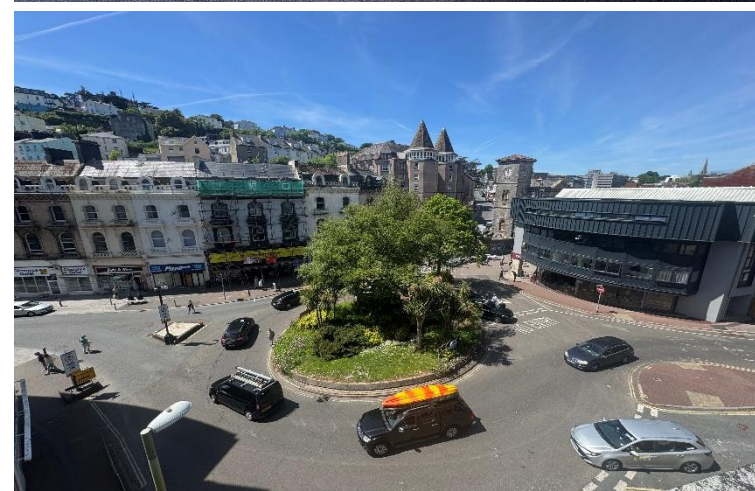
CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

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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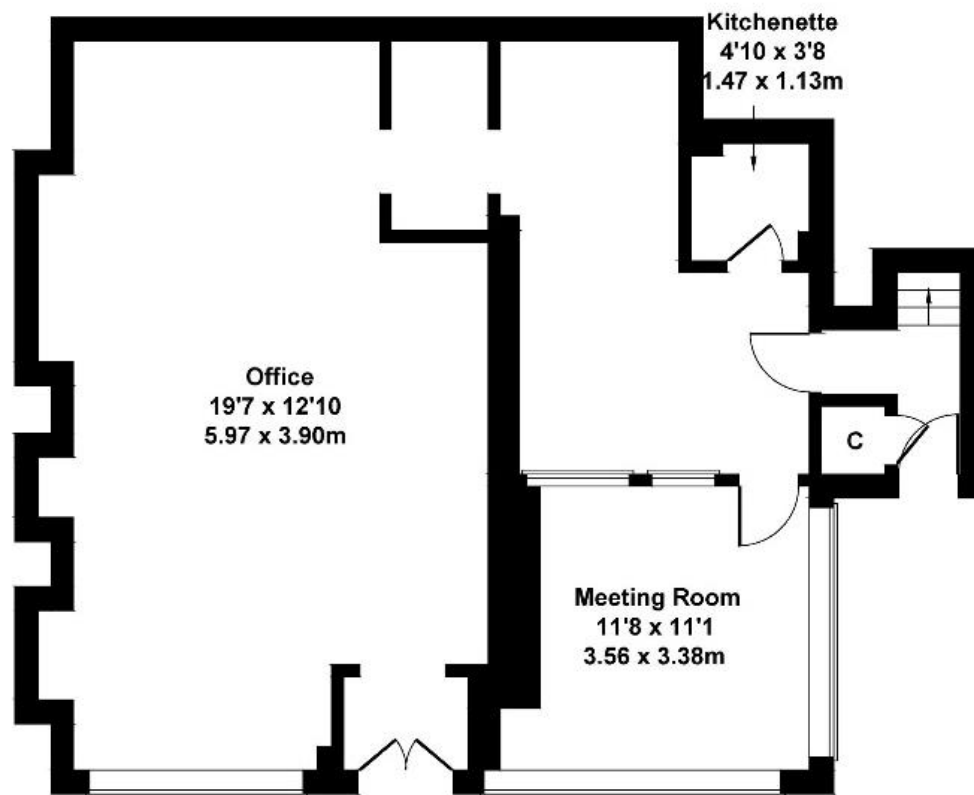


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3 Generations
Since 1943



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GROUND FLOOR

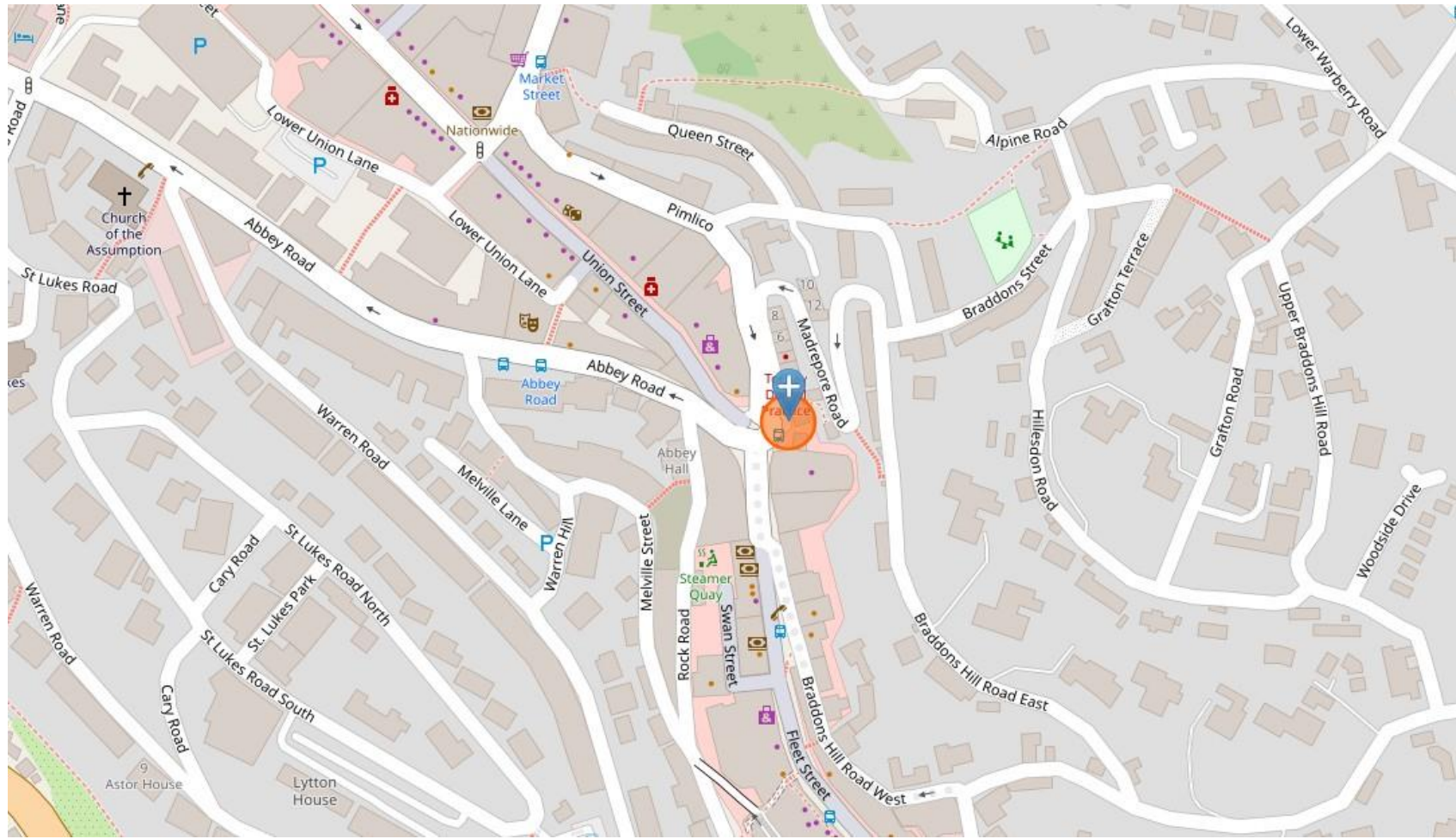
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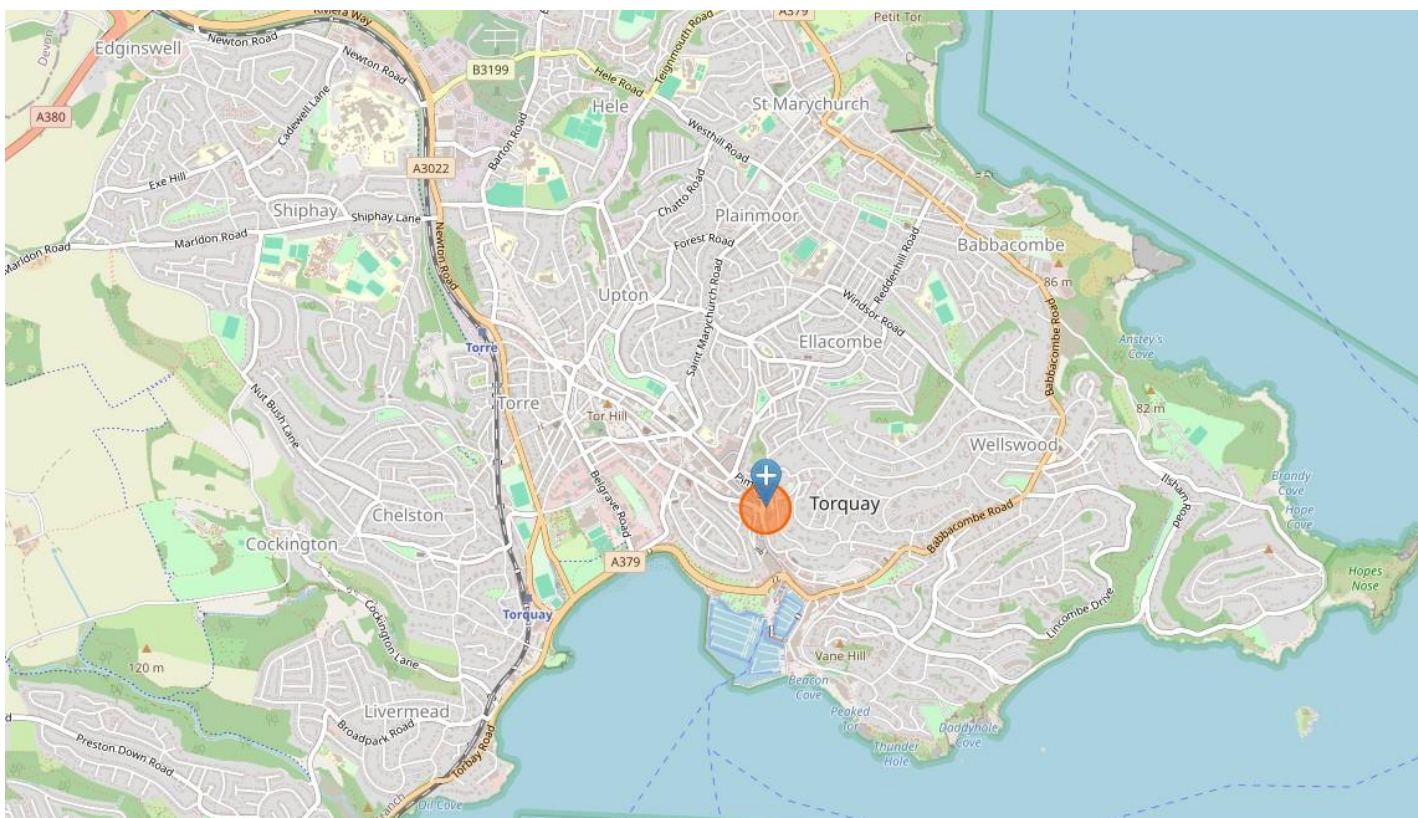
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IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any 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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