



3 Victoria Parade

Torquay, Devon, TQ1 2BB



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Prominent Ground Floor & Basement Trading Area on Torquay Harbour

Long Leasehold Opportunity - Approx. 7,126 sq ft (662m²)

Main Ground Floor Trading Area with Rear Kitchen, Storage and Cloakrooms

Extensive Basement Area Previously Operated as Bar/Nightclub

Flexible Layout Suitable for Restaurant, Bar, Cafe, Retail, Gallery or Hybrid Uses

LOCATION

Victoria Parade occupies one of the most coveted waterfront positions in Torquay. The premises looks directly over the Harbour and sits within the heart of the town's major leisure and dining district. It benefits from consistent footfall — from local residents, day trippers and seasonal tourists. The area has undergone significant investment, with the Strand recently completely renovated to create an enhanced public realm, pedestrian-friendly walkways and improved connections between the town centre and waterfront.

This regeneration has cemented the harbourside as Torquay's premier leisure and dining destination, with further plans for the area currently being considered. Torquay is the principal town of the English Riviera, a region renowned for its mild climate, sandy beaches and thriving tourism industry. With a resident population of around 65,000 and a wider catchment across Torbay of more than 130,000, the town combines a strong local community with significant visitor appeal. Tourism is a major driver of the local economy, with Torquay attracting millions of visitors each year to its seafront attractions, vibrant harbour, water sports and cultural events. The town also has a growing reputation for food and drink, with an increasingly diverse range of restaurants, cafes and bars.

The town is well connected. By road, the South Devon Highway (A380) provides quick access to Exeter, just 18 miles away, and the M5 motorway beyond. Rail connections link Torquay with Exeter, Plymouth and further afield, with London Paddington accessible in just over three hours. Exeter International Airport, less than 25 miles away, offers both domestic and international flights. The harbour and marina also play a part in the town's connectivity, with seasonal ferries linking to neighbouring coastal towns including Brixham, Paignton and Dartmouth.

Ref No: 5369

Offers in Excess of £250,000 Long Leasehold

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DESCRIPTION

A rare opportunity to acquire a prime harbourside commercial unit on Victoria Parade, Torquay, directly overlooking the water and just steps from the newly refurbished Strand area.

This location offers superb visibility, footfall and branding potential. Backed by an ambitious regeneration masterplan for Torquay's waterfront, this property is ideally placed for both established operators and entrepreneurial newcomers.

TENURE

Long Leasehold.

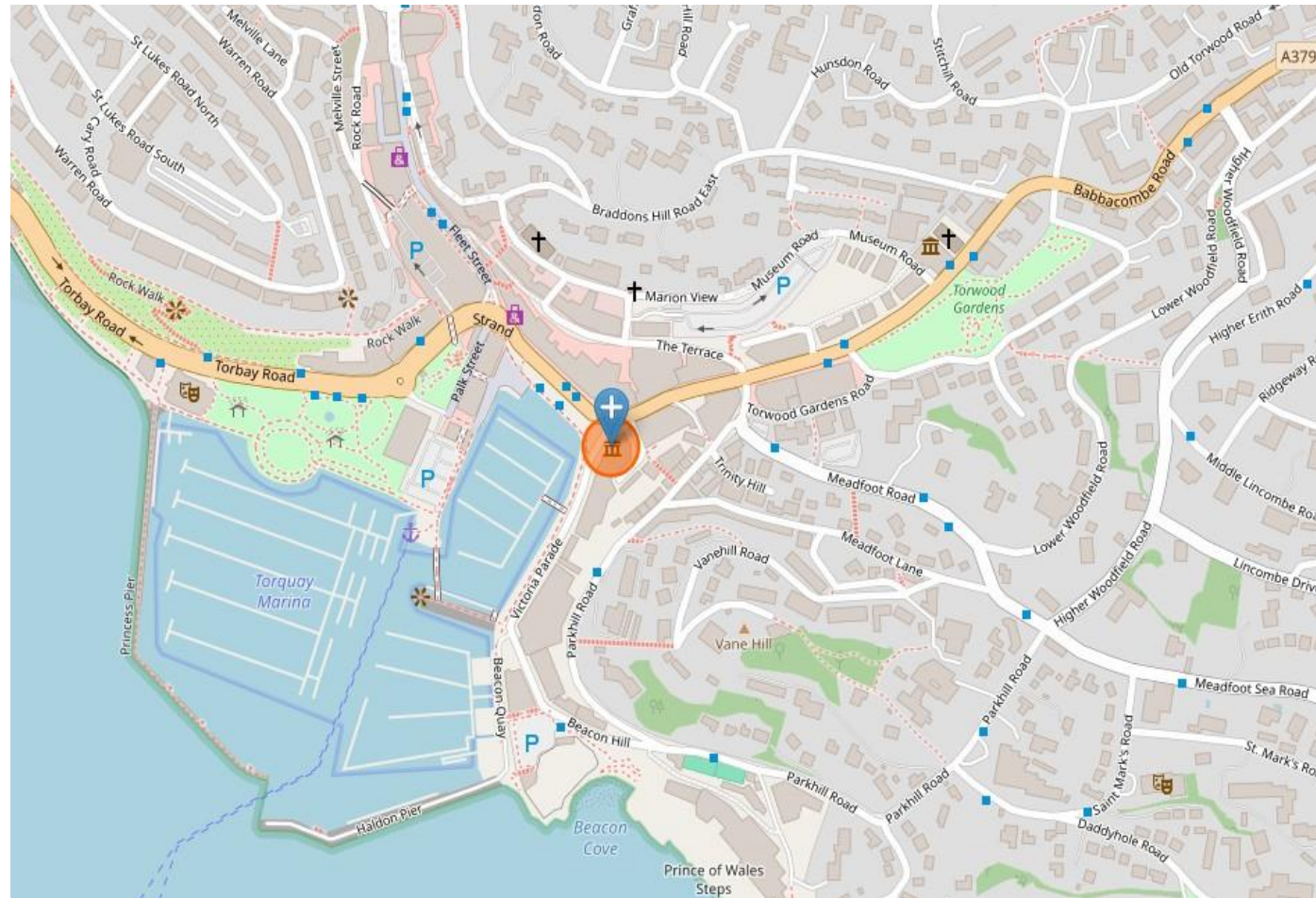
PRICE

Offers in Excess of £250,000.

EPC RATING C

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with Sole Agents, Bettesworths. Tel. 01803 212021.



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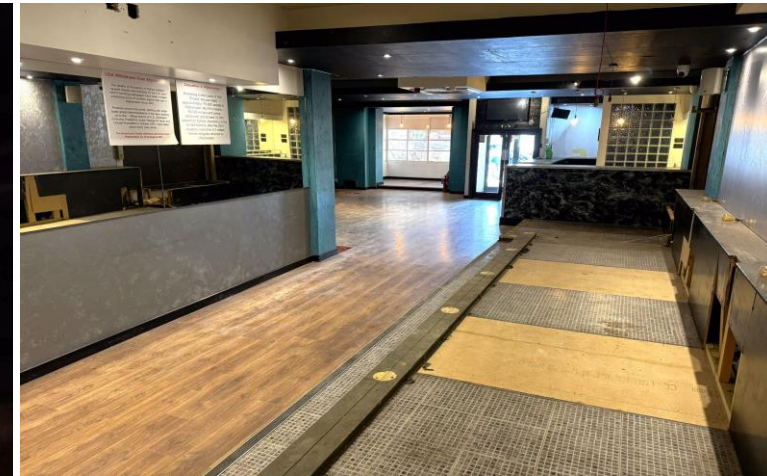
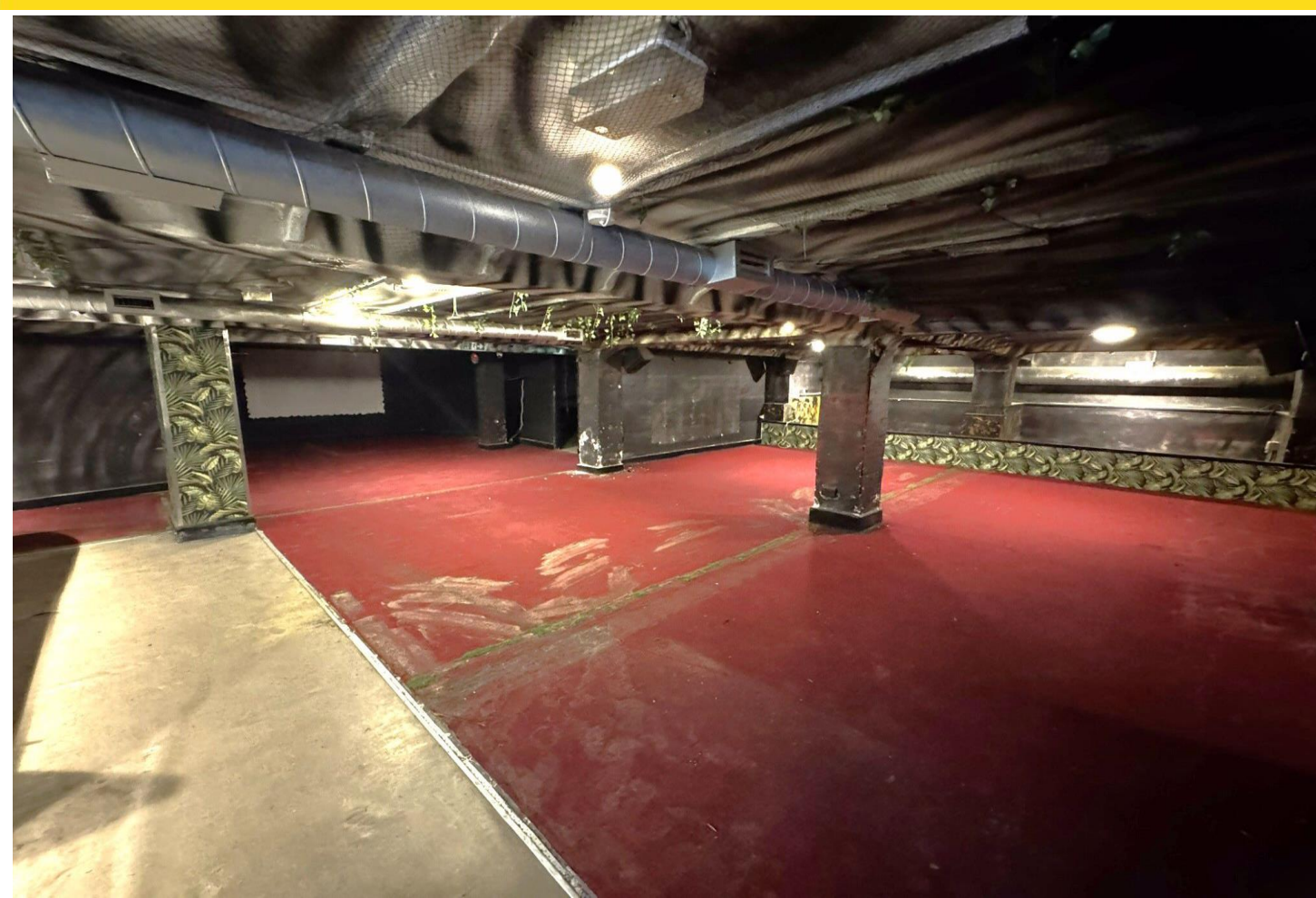
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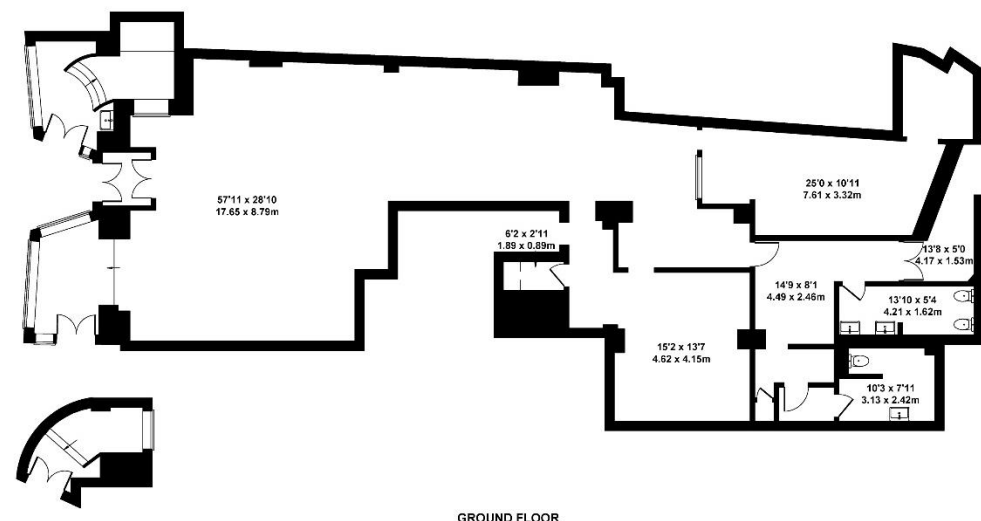
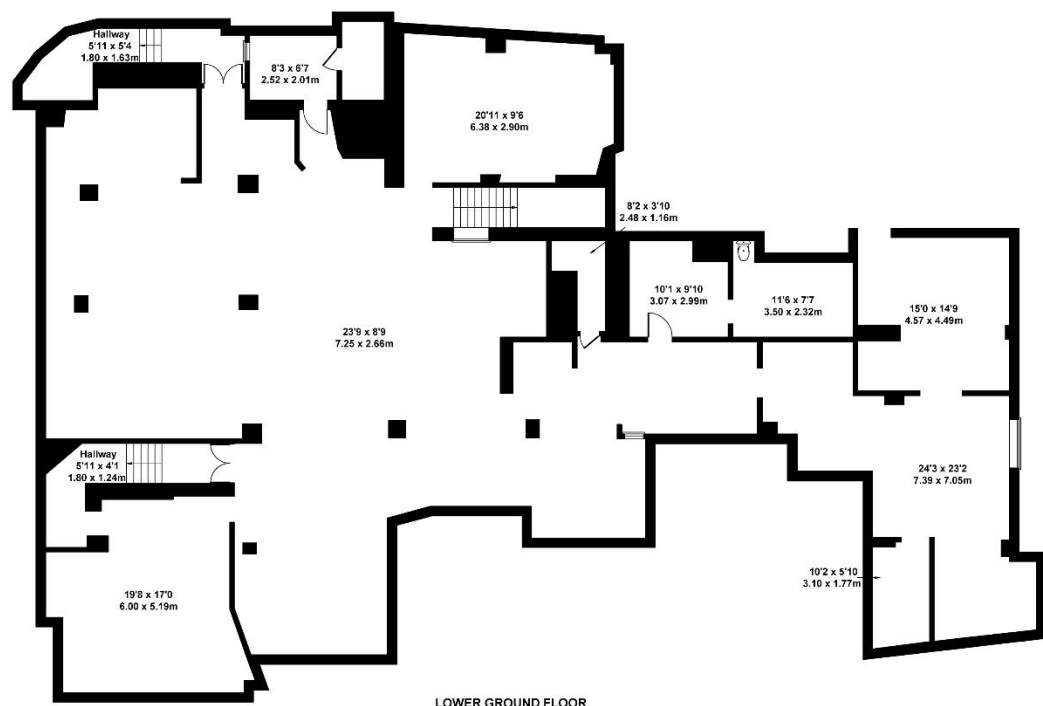
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Approximate Gross Internal Area
7126 sq ft - 662 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

www.bettesworths.co.uk
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Devon
TQ1 1BB



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