



39 - 40 Fleet Street, Torquay TQ2 5DL



Area

2,640 sq ft ground floor and basement



Location

Prominent main road location



Train

Torquay Railway Station



Rent

£15,000 PAX



Bus

Numerous bus routes in the vicinity



Air Conditioning

Present but not tested

LOCATION

Situated on Fleet Street, a busy pedestrianized avenue close to the town centre and its wide-ranging shopping, dining and leisure amenities. The property is also within easy reach of Torquay Marina, Torquay Beach, Abbey Park and Torquay Railway Station.

DESCRIPTION

Arranged over two floors, this former Barclays Bank branch comprises a ground floor banking hall and office of around 1,640 sq ft, as well as a basement level suitable for storage of approximately 1,030 sq ft. The premises benefit from Use Class E and are suitable for a variety of uses, subject to Landlord's consent.

TERMS

Available by way of a brand new Full Repairing & Insuring lease. Terms to be agreed.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ADMINISTRATIVE COSTS

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contact/references.

RATES

TBC. According to the Valuation Office, the Rateable Value from 1st April 2023 for the building as a whole is £34,750 per annum. Interested parties are encouraged to make their own enquiries with Torbay Council.

EPC

B 29

For further information please contact:
hello@obre.co.uk



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