

26 Victoria Parade
Torquay, TQ1 2BD



Large Premises Available on Harbourside Location

Versatile Property Suitable for Various Uses

Harbourside Location with High Footfall

Gross Internal Area Approx: 376m² (4,054 sq ft)

Opportunity for Daytime and Evening Trade

New Lease Available - Flexible Terms and Length

Rent: £20,000 Per Annum

Ref: 2630

LOCATION

Set at the base of Harbour Point, a Landmark Building on Victoria Parade. The premises offer the tenant the opportunity to occupy a prime position adjoining Torquay's inner Harbour.

Set in an ideal location in the heart of Torquay, the property benefits from a number of neighbouring leisure facilities, restaurants, cafes and an active promenade through both the day and evening.

DESCRIPTION

The property has its origins in entertainment, originally the 400 ball room, hints of this can be seen in the lasting architecture within the property. The spacious premises offers great opportunity to the operator that could reinvent and maximise the potential out of the considerable space. Currently arranged across 2 floors with 3 bars and a large double height room, the premises has a distinct and individual feel.

Viewing is highly recommended to appreciate the full potential of such a unique space.

The accommodation comprises:

RECEPTION/ENTRANCE

Leads to:-

Wide stairwell with **INTERCONNECTING OFFICES** leading off:-

FIRST LANDING

OFFICE 1

14' 9" x 7' 3" (4.5m x 2.2m)

OFFICE 2

9' 6" x 13' 9" (2.9m x 4.2m)

OFFICE 3

12' 6" x 4' 7" (3.8m x 1.4m)

OFFICE 4

8' 10" x 13' 5" (2.7m x 4.1m)

OFFICE 5

13' 9" x 14' 1" (4.2m x 4.3m)

CELLAR STASH/STORAGE AREA

28' 3" (8.6m)

Stairwell continues leading to:-

MAIN ROOM

69' 7" x 44' 7" (21.2m x 13.6m)

WC's & BAR

Exit to outside area.

OUTSIDE AREA

64' 8" x 24' 11" (19.7m x 7.6m)

ADJOINING GROUND FLOOR VIP BAR

26' 11" x 44' 7" (8.2m x 13.6m) (Max)

Stairwell leads to first floor balcony surrounds the main room with bar and office space.

OFFICE 1

13' 9" x 8' 10" (4.2m x 2.7m)

SECURITY OFFICE

5' 11" x 10' 2" (1.8m x 3.1m)

OFFICE 2

13' 9" x 4' 11" (4.2m x 1.5m)

TERMS

The premises are to be offered on a new Fully Repairing and Insuring Lease.

RATEABLE VALUE

2010 List: **£15,000**

2017 List (Proposed): **£13,750**

Please note this is not Rates Payable. Interested parties are advised to make their own enquiries as to the Rates Payable with the Local Billing Authority, Torbay Council.

EPC RATING 'G'

VIEWING

Viewing is strictly 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.leasingbusinesspremises.co.uk

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. **VIEWING: By appointment with the Agents BETTESWORTHS Tel: 01803 212021**