

# 34 Fleet Street

Ref No: 820

Torquay, Devon, TQ2 5DJ



## Prime Fleet Street Retail Unit with Great Frontage

Ground Floor Retail Area: 119.8m<sup>2</sup> (1,289 sq ft)

First Floor Storage Area: 34.55m<sup>2</sup> (383 sq ft)

High Footfall and Very Prominent

Much Reduced Overall Occupancy Costs

Annual Rental of £15,000

Interested in this property?  
T.01803 2120 21 [bettesworths.co.uk](http://bettesworths.co.uk)



# 34 Fleet Street

Torquay, Devon, TQ2 5DJ

## LOCATION

The premises occupy an enviable trading position on Fleet Street, Torquay. Located towards the higher end of Fleet Street, the Unit benefits from extremely high levels of pedestrian footfall and is directly located on the main pedestrian walkway joining both Union Street and Fleet Street. Notable surrounding occupiers include Tesco Metro, Santander, Costa, Coffee No 1, TK Max, WH Smith and Primark. The Unit benefits further from nearby on street parking and is within close proximity to the town's main car parks.

## DESCRIPTION

The property comprises a Ground Floor Lock Up Retail Unit with an impressive 11.79m (38.5 ft) shop front. A small storage cupboard is situated on the Ground Floor behind the cash desk. There is also a first floor Mezzanine level previously used as storage and a loading door to Rock Road. This area could be used as additional retail space should it be necessary.

The Unit briefly comprises the following approximate dimensions and areas:

### MAXIMUM SHOP WIDTH

(Frontage) 11.79m (38.8')

### MINIMUM SHOP WIDTH

7m (22'11")

### MAXIMUM SHOP DEPTH

15.64m (51'3")

### MINIMUM SHOP DEPTH

13.6m (44'2")

### GROUND FLOOR RETAIL AREA

119.8m<sup>2</sup> (1,289 sq ft)

### MEZZANINE RETAIL/STORAGE AREA

35.55m<sup>2</sup> (383 sq ft)

## TENURE

New Lease terms to be agreed.

## RENT

The Business Rates Payable on this property will fall over the coming years due to the gradual transitional reduction after the 2017 rates revaluation.

The rent has been significantly reduced in the first three years, rising only in line with the fall in Rates Payable, to guarantee a lower overall occupancy cost.

RENT	APPROX. RATES PAYABLE	TOTAL APPROX.
Year 1: £15,000	£28,500	£43,500
Year 2: £20,000	£24,000	£44,000
Year 3: £25,000	£19,250	£44,250
Year 4: £30,000	£17,250	£47,250

## LEGAL COSTS

Each Party to bear their own legal costs in the transaction.

## VIEWING

Viewing is strictly by prior appointment with the Sole Agents Bettesworths Tel: 01803 212021.

## EPC RATING 'D'

### 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.leasebusinesspremise.co.uk](http://www.leasebusinesspremise.co.uk)

[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



**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.

Interested in this property?

T.01803 2120 21 [bettesworths.co.uk](http://bettesworths.co.uk)

