

**36 THE TERRACE
TORQUAY
TQ1 1BN**



A Grade II Listed Office Building

**Situated on Torquay's Prestigious Terrace
A Popular Professional Office Location**

**Arranged to Provide 9 Separate Offices
119m² (1,279 sq feet)**

Harbour Views · Gas Central Heating

RENT: £12,500 Per Annum

Ref: 942

DESCRIPTION

A Grade II Listed Office Building, situated on Torquay's prestigious Terrace. The area is a well known location for Professional Office accommodation, being well situated adjacent to both Torquay Town Centre and The Harbourside/Marina area.

The property offers 119m² of Office Accommodation over two floors.

The Ground Floor has access directly onto The Terrace and the First Floor enjoys open sea views to the front.

Internally, the accommodation is arranged to provide 9 separate Offices.

Briefly, the Accommodation comprises:

Entrance Door leads to **Entrance Hallway** with electric meters and fuses. Staircase to Upper Floor.

RECEPTION: 3.33m x 3.92m
With Window overlooking the front.
Feature fireplace, Fitted shelving. Door to:

OFFICE: 3.95m x 4.60m into recess (18m²)
Central heating radiator.
Window overlooking the rear.

OFFICE: 4.17m x 4.26m (18m²)
Central heating radiator.
Window overlooking the front.

OFFICE: 3.11m x 3.48m (11m²)
Central heating radiator.
Window overlooking the rear.

Rear Hallway with W.C. and Wash Hand Basin. Door from Rear Hallway leading to **Exterior Courtyard**.

OFFICE: 2.88m x 2.44m (7m²)

Staircase from Main Hallway to First Floor and Landing.

OFFICE: 3.53m x 2.59m (12m²)

OFFICE: 4.19m x 3.64m (15m²)
Fireplace. Sea views.

OFFICE: 2.26m x 2.91m (7m²) Sea views.

OFFICE: 4.17m x 3.46m (14m²) Sea views.

OFFICE: 3.81m x 4.04m max. (13m²)

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

TENURE

The property is available by way of a new Full Repairing and Insuring Lease. Exact terms of the lease length to be negotiated. Alternative terms available for an Internal Repairing Only Lease.

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LEGAL COSTS:

The tenant will be expected to pay a contribution of £350 towards the landlord's proper legal fees.

BUSINESS RATES:

We are currently awaiting reassessment of the Rateable Value of this property due to recent separation from another property.

VIEWING:

Viewing by appointment with the Agents, Bettesworths.

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