

**36 The Terrace  
Torquay, TQ1 1BN**



**Smart and Spacious Office Premises to Let**

**Situated in One of Torquay's Prime Business Locations**

**Close to the Town Centre and Harbourside**

**Well Presented Offices Enjoying Views of the Bay**

**Viewing Highly Recommended**

**Annual Rental of £14,000**

**Ref: 2921**

## DESCRIPTION

Located on 'The Terrace', one of Torquay's prime business locations, the accommodation offered presents an attractive opportunity for anyone looking for smart offices in central Torquay location, sharing a well-known business address with a variety of professional services.

This grade II listed building is split across two floors the large and light offices offer a convenient working location for both staff and public access with first floor offices looking out onto the bay. Viewing of these premises is highly recommended to fully appreciate the space available.

The accommodation comprises:

## ENTRANCE HALL

### OFFICE 1

10' 10" x 13' 1" (3.3m x 4m)

### OFFICE 2

Currently Sub-divided:

#### Room 1

5' 7" x 11' 6" (1.7m x 3.5m)

#### Room 2

6' 11" x 11' 10" (2.1m x 3.6m)

### OFFICE 3

11' 2" x 10' 2" (3.4m x 3.1m)

### OFFICE 4

13' 5" x 14' 1" (4.1m x 4.3m)

### WC

Off hallway

Stairs ascending to:-

## HALF LANDING

### WC

Stairs ascending first floor landing

### OFFICE 5

11' 2" x 12' 10" (3.4m x 3.9m)

### OFFICE 6

12' 6" x 12' 10" (3.8m x 3.9m)

### OFFICE 7

11' 6" x 10' 6" (3.5m x 3.2m)

### OFFICE 8

13' 5" x 11' 10" (4.1m x 3.6m)

### STORE ROOM

7' 3" x 9' 6" (2.2m x 2.9m)

## TENURE

The property is available by way of new lease. Terms to be agreed by a negotiation.

## BUSINESS RATES

2017 List: £12,250

**Please note, this is not the rates payable.** Interested parties are advised to make their own enquiries with the local billing authority, Torbay Council.

## VIEWING

Viewing is strictly by appointment with Sole Agents, Bettesworths. Tel. 01803212021.

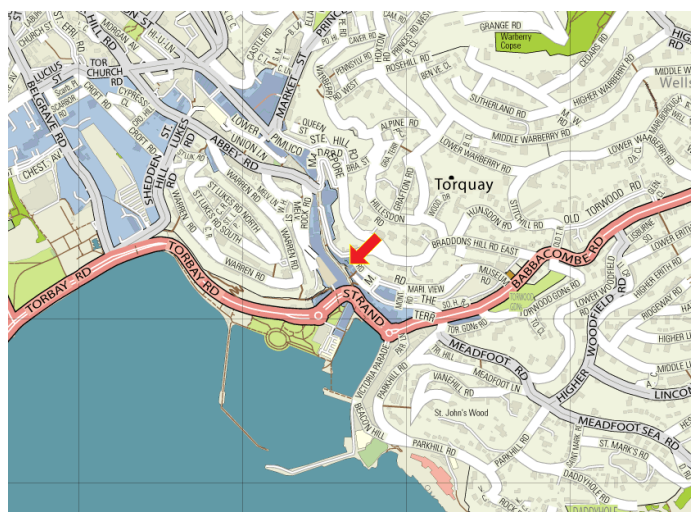
## EPC Exempt

## 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](http://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**