



## 15 Victoria Parade, Torquay, Devon, TQ1 2BB

For sale /  
To let

Viewing by prior appointment  
with Damian Cook MRICS /  
Vicky Bandyszewska

**(01392) 202203**

[damian@sccexeter.co.uk](mailto:damian@sccexeter.co.uk)

[vicky@sccexeter.co.uk](mailto:vicky@sccexeter.co.uk)

Substantial period property with potential for various uses

Established harbourside trading position overlooking the Marina

1,716 sq ft arranged on four floors

Business rates relief available

Potential for conversion for residential purposes

Available for sale or a new lease

**BEST BIDS BY 12 NOON, TUESDAY 20TH APRIL 2021**

**BIDS NOW CLOSED**

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## Location

Torquay is a busy seaside town approximately 20 miles from Exeter with an eclectic mix of independent shops and national retailers, restaurants, cultural and leisure facilities. The population of Torquay is around 65,000 which increases with the influx of tourists during the summer months.

The property is situated within the heart of the town centre in a busy trading position on the harbourside overlooking the Marina popular with both retailers, restaurants, bars, cafes and takeaways.

## Description

The property comprises a period mid terrace building with the accommodation arranged on four floors. The premises previously occupied by Stagecoach provides a ground floor main retail area with rear office/store together with w/c facilities. On the upper floors there are a number of cellular offices on each level together with w/c facilities and shower room on the third floor. The property benefits from gas fired central heating.

## Accommodation

### Ground floor

Front sales office:	23.22 sq m
Rear office:	11.94 sq m
Store:	2.0 sq m
Ladies wc:	Unmeasured.
	<b>37.16 sq m (400 sq ft)</b>

### First floor

Mess room:	37.62 sq m
Office:	6.0 sq m
Wc:	Unmeasured.
	<b>43.62 (470 sq ft)</b>

### Second floor

Office:	40.52 sq m
Office:	6.60 sq m
Male wc:	Unmeasured.
	<b>41.12 sq m (507 sq ft)</b>

### Third floor

Front office:	17.67 sq m
Rear office:	13.86 sq m
Shower room:	Unmeasured.
	<b>31.53 sq m (339 sq ft)</b>

### **NET USEABLE TOTAL**

**FLOOR AREA: (1,716 SQ FT) 159.43 SQ M**

## Proposal

### Freehold

The property is available at a guide price of **£225,000**.

**Best bids sought by 12 noon, Tuesday 20th April 2021 (further information from the agent Damian Cook MRICS). BIDS NOW CLOSED.**

### Leasehold

A new lease is available on a full repairing and insuring basis at an initial rent of **£18,000 per annum**. All other terms by negotiation.

## Energy Performance Certificate (EPC)

An EPC is available from the sole agents.

## Business Rates

Rateable value: £12,750.

Rates payable: For the period 6th April 2020 to 30th June 2021 premises with an RV of £51,000 or below will qualify for 100% Business Rates relief.

From the period from 1st July 2021 to 5th April 2022 the premises will qualify for a 75% relief so payable approx. £1,600.

Prospective tenants are recommended to make their own formal enquiries with the Business Rates department of Torbay Borough Council.

## VAT

VAT is not chargeable to the price or rent.

## References

Financial and accountancy references may be sought from prospective tenants prior to agreement. Prospective tenants may be required to provide a rental deposit subject to covenant status.

## Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

Contact: Damian Cook MRICS  
Vicky Bandyszewska  
Tel: (01392) 202203  
Email: [damian@sccexeter.co.uk](mailto:damian@sccexeter.co.uk)  
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