



2 Fleet Street, Torquay, Devon, TQ1 1BX

# To let

Viewing by prior appointment  
with Damian Cook MRICS /  
Tom Churchward MSc

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Premises in prime town centre location

Situated close to Torquay Marina

Ground floor sales: 39.73 sq m / 428 sq ft

Basement 39.5 sq m / 425 sq ft

New lease available from June 2021

Starting rent: £15,000 per annum exclusive

## Location

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

Benefitting from a prominent trading position, 2 Fleet Street is located close to the marina surrounded by independent traders as well as national brands such as Weatherspoons, Revolution, Prezzo Italian, Shoe Zone Sports Direct and Deichmann.

## Description

This double fronted unit is arranged over two floors. The ground floor sales area benefits from a suspended ceiling, spot lighting, vinyl flooring, and generous display windows. The lower ground floor is a large storage and food preparation area with strip lighting, basin and sink and vinyl flooring. There is also a WC.

## Accommodation

Approximate net internal floor areas:

Description	Sq ft	Sq.m
Ground Floor	428	39.73
Lower Ground floor	425	39.50
<b>TOTAL:</b>	<b>853</b>	<b>79.23</b>

## Lease Terms

Offered by way of a new lease on a contributory full repairing and insuring basis.

## Rent

Based on a 5 year term certain:

<b>Year 1:</b>	<b>£15,000 per annum</b>
<b>Year 2:</b>	<b>£17,000 per annum</b>
<b>Year 3:</b>	<b>£17,500 per annum</b>
<b>Year 4:</b>	<b>£18,000 per annum</b>
<b>Year 5:</b>	<b>£18,500 per annum</b>

## Rent Deposit

A rent deposit may be required subject to prospective tenants covenant status.

## Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: C75

## Business Rates

Rateable value:	£16,500.00
Rates payable:	£8,233.50

For the period 1st July 2021 to 5th April 2022 premises with a rateable value of £51,000 or below will qualify for a 66.6% reduction in Business Rates.

## VAT

VAT is not chargeable.

## Legal Costs

Both parties to bear their own legal costs in the transaction.

## Viewing & Further information

Strictly by appointment through the joint sole agents:

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

Contact: Damian Cook MRICS  
Tom Churchward MSc  
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Email: [damian@sccexeter.co.uk](mailto:damian@sccexeter.co.uk)  
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OR

Bettesworths  
29/30 Fleet Street, Torquay, TQ1 1BB

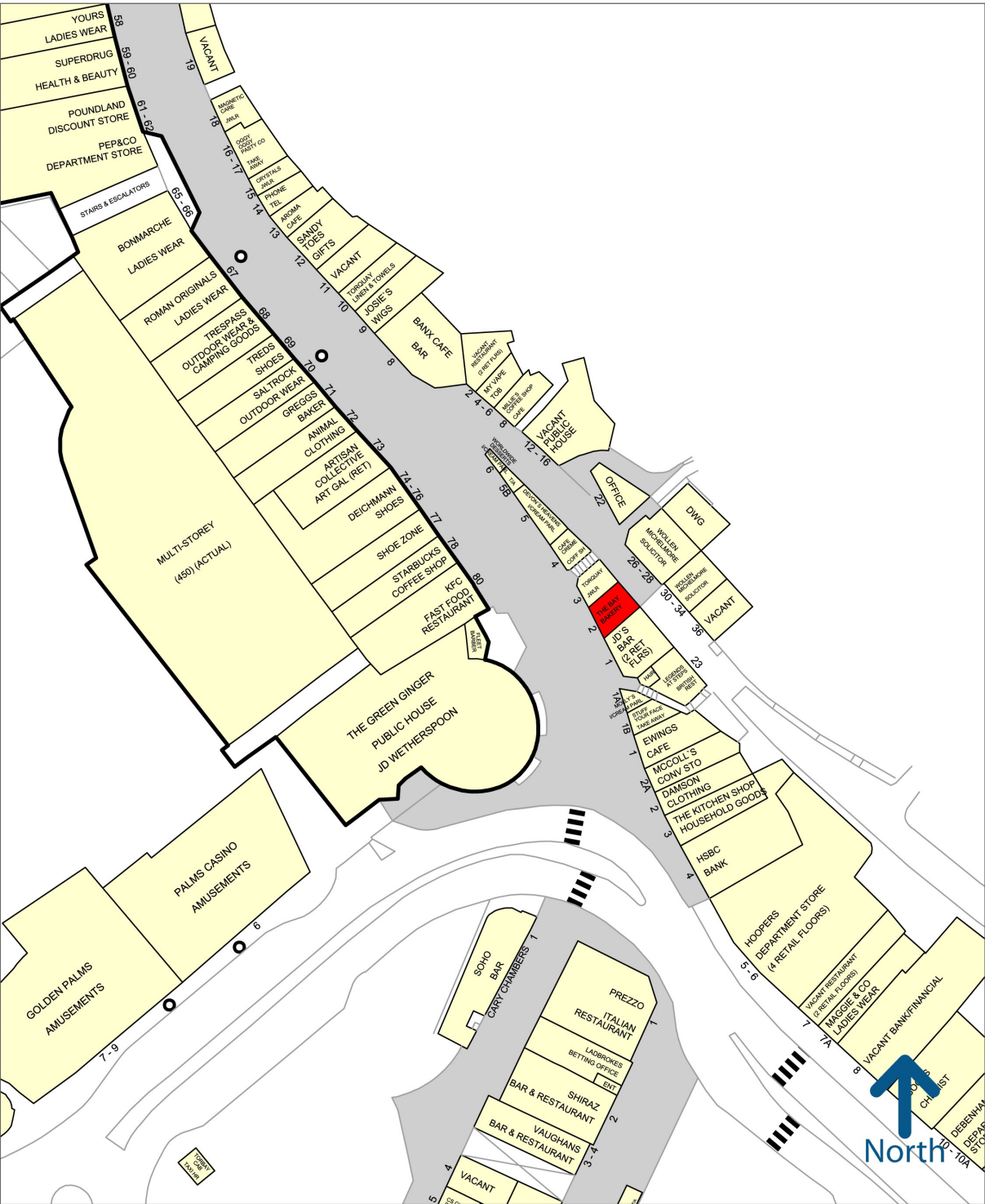
Contact: George Helmore  
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Torquay



50 metres

Experian Goad Plan Created: 27/04/2021  
Created By: Stratton Creber Commercial



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