



17 The Terrace, Torquay, TQ1 1BN

A First Floor Office 60.2m² (648 sq ft) Within Torquay Town Centre

Ground Floor Access - New Lease Length Negotiable

Rent: £7,800 PA

WAYCOTTS
Established 1878

17 The Terrace, Torquay, TQ1 1BN

To Let: £7,800 PA

Situation and Description

The building is known as 5 Fleet Street and is located directly opposite Fleet Walk Shopping Centre with views over Fleet Street and towards the harbour. The access is however at ground floor level from The Terrace, the road to the rear, leading into a communal hallway with WC, stairs lead up to first floor level with mezzanine, WC and office suite, available on a new lease.

The premises offers a convenient office layout in a most central location. Carparking is available nearby both on-street and municipal carparks for which permits are available.

Accommodation

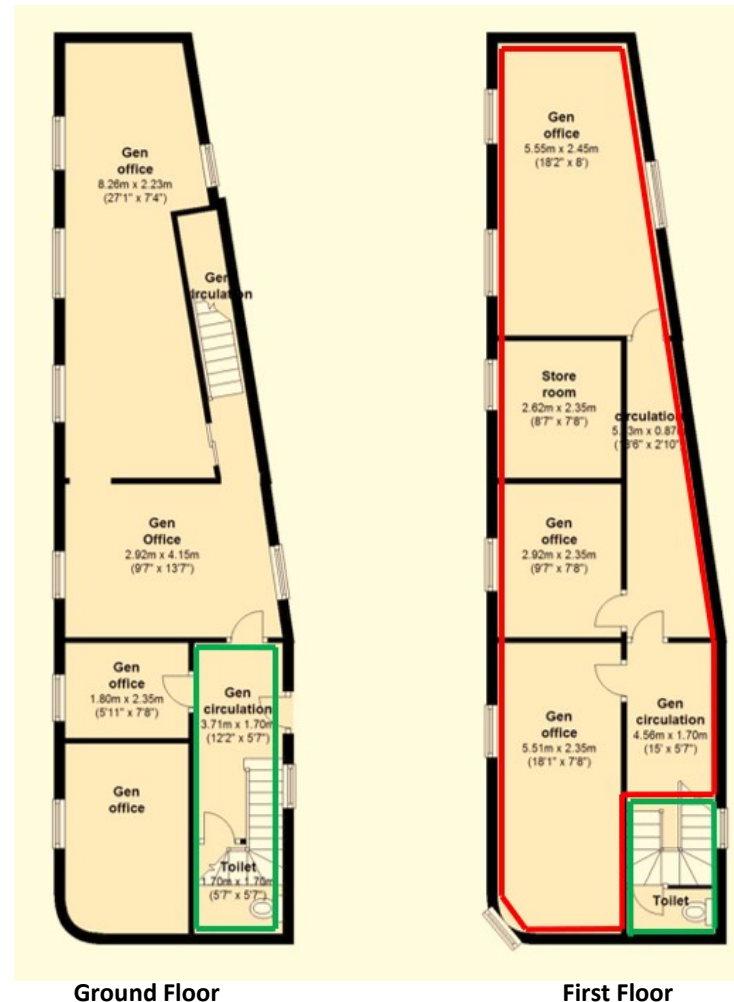
- Ground floor entrance door
- Entrance hallway with ladies WC
- Stairs to First Floor
- Gents WC
- Office suite
- Total Area 60.2m² (648sq ft)**

Lease: A new lease, length negotiable subject to 3 year upward only rent reviews on internal repairing and insuring terms.

Rateable Value: £5,500 as at 1st April 2023. Business rate relief available to qualifying applicants.

EPC: Energy Rating E

VAT: All prices quoted are exclusive of VAT where chargeable. We do not believe that this property has been elected to VAT.



Green Outline =
Entrance at Ground
floor and communal
area

Red Outline =
1st Floor
Office Suite

Legal Costs: Each party to be responsible for their own legal costs incurred.

Viewing: Strictly by prior appointment contact :- 01803 403060 or property@waycotts.co.uk

The White House, 42/44 The Terrace, Torquay, Devon, TQ1 1DE

T: 01803 403060

E: property@waycotts.co.uk

www.waycotts.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.