



39-40 Fleet Street  
, Torquay, TQ2 5DL

**Offers invited £350,000**



## 39-40 Fleet Street

, Torquay, TQ2 5DL

Prime Retail & Mixed-Use Investment Opportunity – 39–40 Fleet Street, Torquay, Devon, TQ2 5DL

An exceptional opportunity to acquire a substantial and highly visible retail property in the heart of Torquay Town Centre. Prominently positioned on Fleet Street, this property benefits from strong year-round footfall and is surrounded by established national retailers, making it ideal for a wide range of retail, leisure, or service-based businesses.

The property offers a versatile and well-proportioned layout, extending to approximately 5,606 sq ft across five floors, providing excellent flexibility for both owner-occupiers and investors.

### Key Features:

- \* Prime central Torquay retail location on busy Fleet Street
- \* High visibility frontage with strong pedestrian footfall
- \* Suitable for retail, office, or service-based uses
- \* Potential for upper floor conversion (subject to planning)
- \* Close proximity to transport links including Torquay Train Station
- \* Walking distance to Torquay Beach and Abbey Park

### Accommodation Comprises:

#### Ground Floor:

Former banking hall – approx. 1,705 sq ft (158 sq m)  
(Highly prominent retail space suitable for a variety of uses)





Lower Ground Floor:  
Storage space – approx. 1,030 sq ft (96 sq m)

First Floor:  
Office accommodation – approx. 1,000 sq ft (93 sq m)

Second Floor:  
Office accommodation – approx. 1,125 sq ft (105 sq m)

Third Floor:  
Ancillary accommodation – approx. 746 sq ft (69 sq m)

Additionally, the property includes a ground floor retail area of approximately 1,611 sq ft (133 sq m) and basement storage of approximately 997 sq ft (104 sq m), offering further flexibility for commercial use.

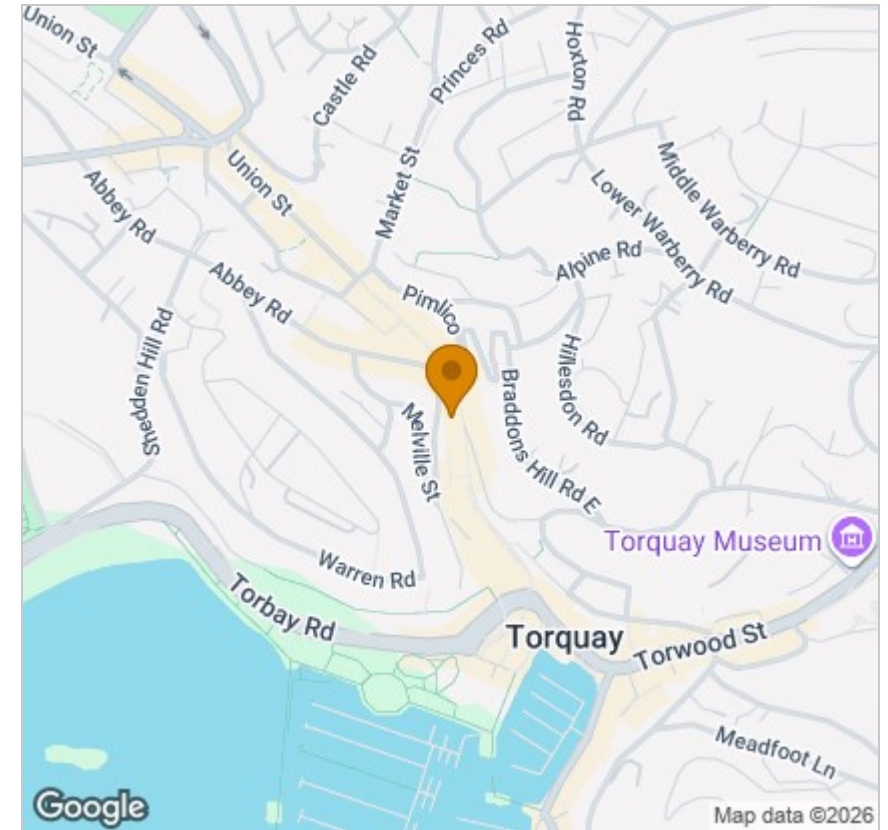
#### Location:

Situated in a prime trading position within Torquay Town Centre, the property is surrounded by a wide range of shops, restaurants, and amenities. Excellent transport links are available nearby, including Torquay Train Station, while Torquay Beach and Abbey Park are both within easy reach, enhancing the appeal for businesses,

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Urban Estates Office on 0333 433 0348 if you wish to arrange a viewing appointment for this property or require further information.

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