



URBAN ESTATES

SALES - LETTINGS - MANAGEMENT

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

A rare opportunity to acquire a prominent retail property in the heart of Torquay Town Centre. Occupying a prime position on Fleet Street, the property benefits from excellent year-round footfall and is surrounded by established national retailers, making it suitable for a variety of retail, leisure, or service-based businesses.

Extending to approximately 5,606 sq ft across five floors, the property offers a flexible and well-configured layout, presenting an excellent opportunity for owner-occupiers and investors alike.

Key Features:

- Prime Torquay town centre location on busy Fleet Street
- Prominent frontage with high pedestrian footfall
- Suitable for retail, office, or service-based uses
- Potential for upper floor conversion (subject to planning)
- Excellent access to 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)
(Prominent retail space suitable for a range of uses)





Lower Ground Floor:
Storage – 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)

The property also benefits from an additional ground floor retail area of approximately 1,611 sq ft (133 sq m) and basement storage extending to approximately 997 sq ft (104 sq m), providing further flexibility for commercial use.

Location:

Positioned in a prime trading location within Torquay Town Centre, the property is surrounded by a wide selection of shops, restaurants, and local amenities. Excellent transport links, including Torquay Train Station, are within easy reach, while Torquay Beach and Abbey Park are just a short walk away, enhancing its appeal for businesses and investors alike.

Floor Plan



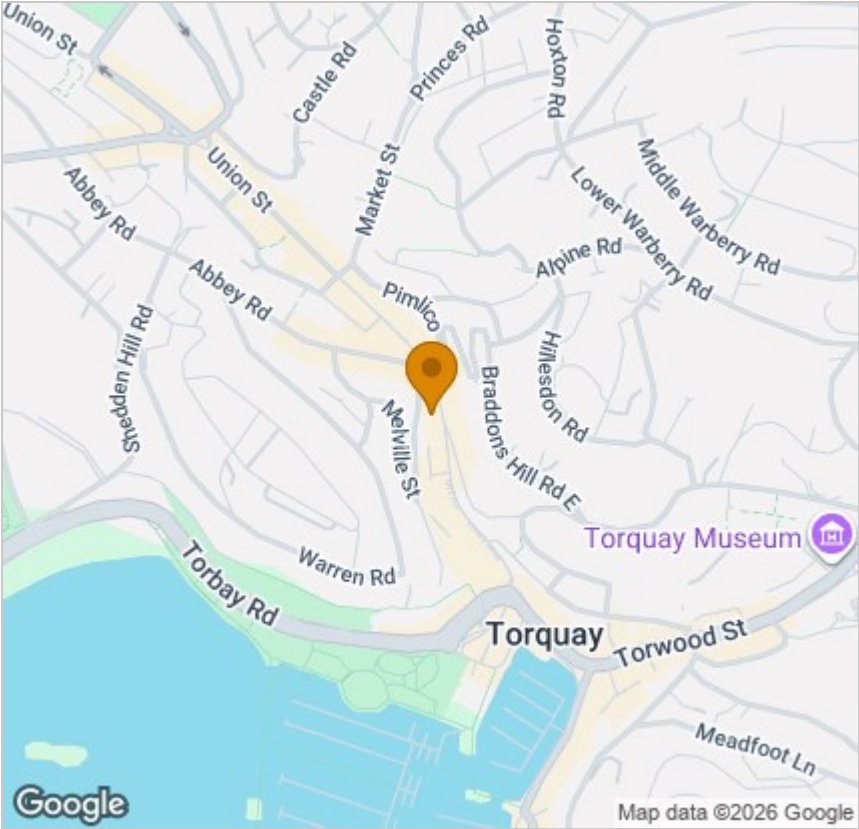
Viewing

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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Area Map



Energy Efficiency Graph

