



**URBAN ESTATES**  
SALES - LETTINGS - MANAGEMENT

39-40 Fleet Street  
, Torquay, TQ2 5DL

**£36,000 Per annum**



## 39-40 Fleet Street

, Torquay, TQ2 5DL

Commercial To Let – Prime Retail Opportunity

39–40 Fleet Street, Torquay, Devon, TQ2 5DL

A fantastic opportunity to lease a prominent commercial property in the heart of Torquay Town Centre. Situated on busy Fleet Street, the property benefits from excellent visibility, strong pedestrian footfall, and is surrounded by established retailers, making it suitable for a variety of retail, office, leisure, or service-based businesses.

The property extends to approximately 5,606 sq ft over five floors, offering flexible accommodation to suit a range of occupiers.

### Key Features:

Prime town centre location on Fleet Street

Excellent frontage with high footfall

Suitable for retail, office, or service-based businesses

Flexible accommodation over five floors

Close to Torquay Train Station

Within walking distance of Torquay Beach and Abbey Park

### Accommodation:

Ground Floor: Retail space – approx. 1,705 sq ft

Lower Ground Floor: Storage – approx. 1,030 sq ft

First Floor: Offices – approx. 1,000 sq ft

Second Floor: Offices – approx. 1,125 sq ft





Third Floor: Ancillary accommodation – approx. 746 sq ft

Additional Space:

Ground floor retail area – approx. 1,611 sq ft

Basement storage – approx. 997 sq ft

Location:

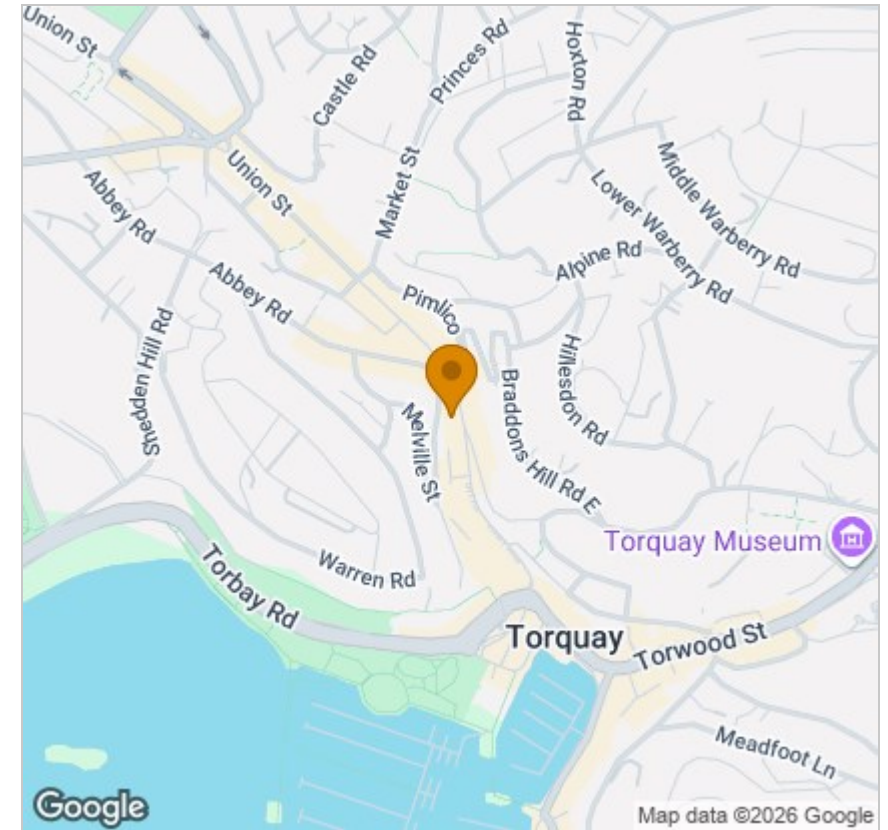
Occupying a prime position within Torquay Town Centre, the property is surrounded by shops, cafés, restaurants, and other amenities, with excellent transport links nearby, including Torquay Train Station

Viewing available Thursday 8 July at 3pm - reply via ad for a scheduled viewing

## 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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