



## Upper Parts, 39 - 40 Fleet Street, Torquay TQ2 5DL



### Area

2,800 over First, Second & Third floors



### Bus

Numerous bus routes in the vicinity



### Rent

£15,000 PAX



### Location

Prominent main road location



### Train

Torquay Railway Station

## LOCATION

Situated on Fleet Street, a busy pedestrianized avenue close to the town centre and its wide ranging shopping, dining and leisure amenities. The premises are with easy reach of Torquay Marina, Torquay Beach, Abbey Park and the Mainline Station.

## DESCRIPTION

Office space above a former Barclays Bank, comprising three floors amounting to circa 2,800 sq ft. The premises benefit from Use Class E, making them suitable for a wide variety of uses. There may also be the possibility of conversion to residential or HMO use, subject to the necessary planning consents.

Each floor benefits from bathroom facilities as well as access to a fire escape to the rear. A dedicated entry door from Fleet Street would be very easy to reinstate.

## TERMS

Available by way of a brand new Full Repairing & Insuring lease. Terms to be agreed.

## LEGAL COSTS

Each party to bear their own legal cost incurred in the transaction.

## RATES

TBC. According to the Valuation Office, the Rateable Value from 1st April 2023 for the building as a whole is £34,750 per annum. Interested parties are encouraged to make their own enquiries with Torbay Council.

## EPC

B 29

For further information please contact:  
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