

PRIME SHOP TO LET

73 Fleet Street, Torquay, TQ1 1AG

7-8 Conduit Street, London,
W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

Prime location in vibrant seaside town

LOCATION

Torquay is a busy South Devon seaside town on the “English Riviera.” The area is estimated to receive approximately 5 million tourists per year. The town lies approximately 25 miles south west of Exeter and 34 miles east of Plymouth.

The property is located within the 100% prime pitch, close to the Harbour and Marina and the 450 space Fleet Walk car park. Surrounding occupiers include Starbucks, Superdrug, TK Maxx, tReds and Deichmann.

RENT

£32,500 per annum exclusive

TENURE

A new full repairing and insuring lease is available for a term to be agreed.

RATES

The VOA website list rateable value as follows:
Rateable Value £31,250

Interested parties should verify these figures with the Valuation Office (www.gov.uk).

SERVICE CHARGE

Budget service charge for the current year is £13,070.

ACCOMMODATION

The premises have the following approximate net internal floor areas:-

Ground Floor Sales:	119.89 sq m	1,290 sq ft
Basement Ancillary:	181.23 sq m	1,950 sq ft

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.



INSPECTIONS

Viewing is strictly by appointment with:

Craig Cawthorne
020 7182 7498
craig@fawcettmead.co.uk



Experian Goad Plan Created: 03/09/2018
Created By: Estama Group Ltd

MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

Fawcett Mead, for themselves and for the vendors of this property, whose agents they are, give notice that (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or the advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either in whole or any part of an invitation, offer or contract of sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to accuracy of such details.

No responsibility or liability is or will be accepted by Fawcett Mead, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, its connection with the possible sale of the property.

No person in the employment of Fawcett Mead or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Fawcett Mead include any joint agents acting with Fawcett Mead.