



**To Let**

**£12,000 per annum.**

2 Fore Street, St. Marychurch, Torquay, Devon, TQ1 4NE

560 Sq Ft  
(52 Sq M)

# Summary

- Prominent & Visible Corner Location
- Internal Area Approx: 52<sup>m</sup>2 (560 sq ft)
- In the heart of the St Marychurch area of Torquay
- A Great Business Location
- Class E Use
- A popular commercial location
- Fantastic visibility to a high flow of traffic

## Location:

2 Fore Street, St Marychurch is situated on the corner of Manor Road and Fore Street/Babbacombe Road, in the heart of the St Marychurch area of Torquay. The location offers fantastic visibility to a high flow of traffic on this main arterial route.

This is a popular commercial location with a range of quality retailers (both independent and multiple) professional service business (solicitors, accountants, estate agents, financial advisors and insurance brokers) as well as numerous cafes, restaurants, pubs and tourist attractions.

## Description:

The property comprises a prominent and visible ground floor lock up retail fronted office.

The accommodation briefly comprises:- Main office area, rear office and a WC.

## Accommodation:

Measurements from management records.

	sq m	sq ft
<b>Total</b>	52	560

## Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

D (82)

## Planning:

The amended use classes would mean this property could be used for E class uses which includes retail, cafe/restaurant, creches, indoor recreation and gyms. Please enquire for further information.

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £10,750, therefore making the approximate Rates Payable £5,364.25 per annum for 2024/25.

Please note, this is not Rates Payable. Qualifying Small Business will be eligible for 100% Small Business Rate Relief on this property.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

The property is available to let on a new Full Repairing and Insuring (proportionate of whole building) lease.

Exact lease terms and lease length to be agreed by negotiation.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## VAT:

VAT is not payable on rent.

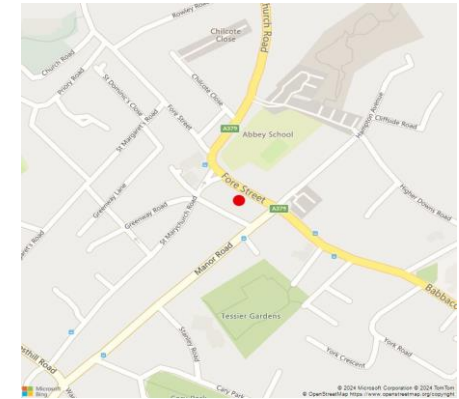
## Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

## Further information and viewings:

For further information or to arrange a viewing please contact the agents.

The outgoing tenant is relocating and interested parties are requested not to visit the property without prior appointment.



## CONTACT THE AGENT

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