



Guide
£22,000 PA
To Let

Prime Fleet Street retail unit - Approx. 101.65 sq m (1094 sq ft)
Close proximity to TK Maxx, Warrens Bakery, Snappysnaps and many more
42 Fleet Street, Torquay, Devon, TQ2 5DW

WAYCOTTS
Established 1878

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Location & Description

A prominent ground floor retail unit situated on Fleet Street, one of Torquay's principal pedestrianised retail areas and a key link between Fleet Walk Shopping Centre, Union Street, the popular harbourside and Marina. The property is well positioned to benefit from the wider investment and regeneration taking place across Torbay, particularly around Torquay's harbourside.

Nearby occupiers include TK Maxx, Sports Direct, Primark, Hoopers, Wetherspoons, Warrens Bakery, Tesco Express and a range of other independent and national retailers, creating a busy and established trading environment.

The property comprises an open plan retail area with glazed frontage, rear ancillary space and staff/customer WC facilities. Previously occupied by William Hill, the premises may suit a range of uses, subject to any necessary consents.

Accommodation

Total approx. Internal Area: 101.65 sq m (1094 sqft)

Gross Frontage: 4.9m (16.08 ft) Depth: 19m (62.34 ft)

Rent

£22,000 per annum

Rateable Value

£15,750

EPC

C (56)

Planning

We understand that the current Bookmakers use (Sui Generis) can be changed to Class E use, provided the building owner notifies the Local Planning Authority of the date on which the change will take effect.

VAT

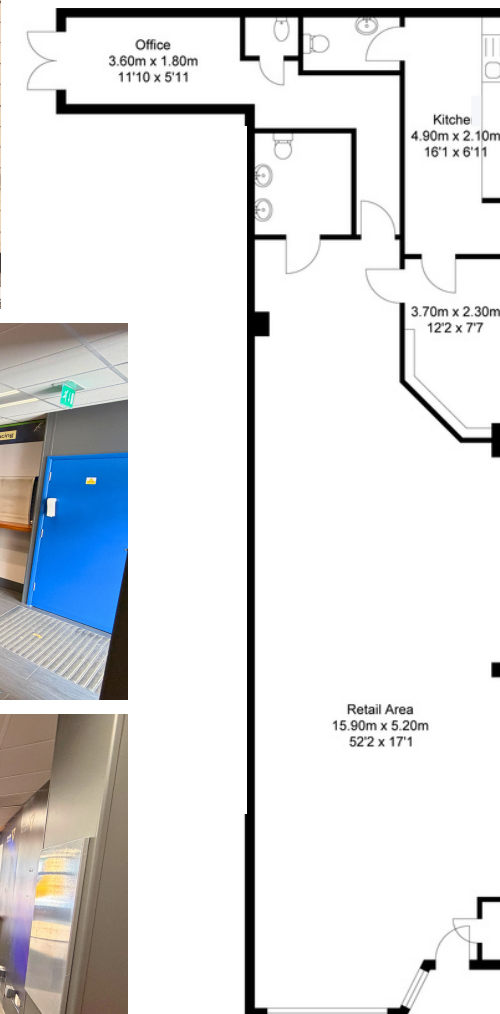
All prices and rents quoted are exclusive of VAT. This property is elected to VAT

Lease Terms

Available on a new full repairing and insuring lease from 11th September 2026 or earlier by negotiation, length to be agreed.

Viewing

Strictly by prior appointment with the agents Waycotts
Matty Ash or Nick Wheeldon MRICS



For Illustrative purposes only.
Not to scale.

The Estate Office, 84a Abbey Road, Torquay, TQ2 5NP

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.