

53 FLEET STREET  
Torquay, Devon. TQ2 5DW

## Prime A3 CAFE/RESTAURANT TO LET in heart of Town Centre



### UNEXPECTEDLY RE AVAILABLE

- Ground Floor Retail adjacent Fleet Walk and TK MAXX
- 1,730 sq ft (160.8 sq m) plus basement
- Consideration will be given to splitting in to two units
- Excellent Frontage, Lots of potential
- Formerly Burger King – suitable for various uses STP

**REDUCED Asking rent: FROM £20,000 YEAR 1** p.a. exclusive of outgoings

### Location

Torquay is located in the heart of the English Riviera in South Devon. The town is linked to the M5 via the A380, providing access to Bristol and the M4. Torquay is the principal commercial centre for Torbay, serving a resident population of 130,000. Torquay attracts nearly 5.25 million tourists each year.

### Description

The property is a ground floor retail unit in a prominent location in a popular tourist destination. The property benefits from return frontage and A3 planning consent (no change of use required for A1 or A2). Internally, the unit has an open plan layout suitable for a wide range of uses. The property is available as a whole or in part.

The upper floors of the building have undergone extensive refurbishment to create 9 superb residential flats. This is likely to improve footfall and the building's prominence on Fleet Street.

Further incentives may be available for a quick completion.

### Lease

The property is available as a whole or in part on a new full repairing and insuring lease for a term of years to be agreed.

### Accommodation

	Metric	Imperial
Ground Floor	160 sq m	1,730 sq ft
Total	160 sq m	1,730 sq ft

Plus basement size to be confirmed

### Use

Class A3 (No permission required for A1 or A2). Other uses may be considered subject to all usual consents being obtained.

### Rental

Year 1: £20,000  
Year 2: £25,000  
Year 3: £30,000  
Year 4: £35,000  
Year 5: £40,000

### Alternatively ( potential to split see last page)

Unit 1: £19,000  
Unit 2: £22,000

plus VAT per annum exclusive of rates and any service charges. Rental payable monthly or quarterly in advance. A rent deposit may be required aside from normal rent.

#### **Rates**

The Rateable Value will require reassessment following the refurbishment. Interested parties should contact Torbay Council for verification.

#### **EPC**

See below. This will be reassessed following the refurbishment.

#### **Legal Costs**

Each party is to pay their own legal costs.

#### **VAT**

We understand that the property is elected for VAT.

#### **Code for Leasing Business Premises**

We refer you to the Code for Leasing Business Premises in England and Wales 2007, available at <http://www.leasingbusinesspremises.co.uk/>

#### **Local Authority**

Torbay Council

#### **Viewings**

All viewings are strictly by appointment through joint agents Azure Property Consultants Ltd and Alder King.

For further information please contact:

Azure Property Consultants Ltd

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Alder King

Attn. Will Acock

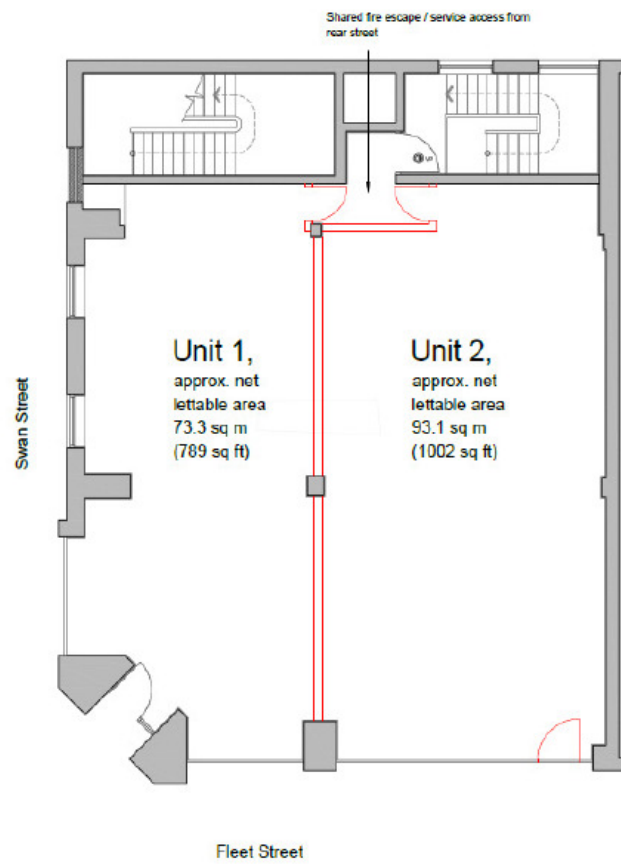
Tel. 01392 353089

[wacock@alderking.com](mailto:wacock@alderking.com)


#### **SUBJECT TO CONTRACT & EXCLUSIVE OF VAT**

Azure Property Consultants Ltd for themselves and for the Vendors or Lessors of these properties whose Agents they are give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. 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 but any intending purchasers or tenants should not rely on them as statements or representations of fact

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FLOORPLAN OF POSSIBLE SPLIT

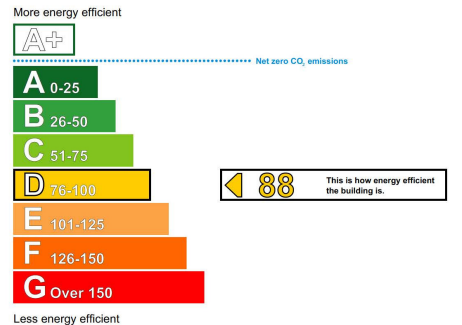
**Energy Performance Certificate**   
 Non-Domestic Building

Burger King (UK) Ltd  
 48-53 Fleet Street  
 TORQUAY  
 TQ2 5DW

**Certificate Reference Number:**  
 0980-0739-3619-1327-8006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**



**Technical information**

Main heating fuel: Natural Gas  
 Building environment: Heating and Mechanical Ventilation  
 Total useful floor area (m<sup>2</sup>): 965  
 Building complexity (NDS level): 4  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 101.45

**Benchmarks**

Buildings similar to this one could have ratings as follows:

30 If newly built  
 50 If typical of the existing stock