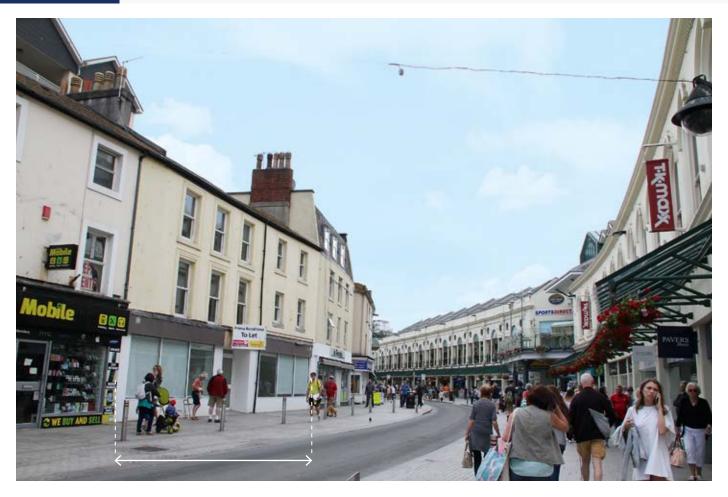
21-22 Fleet Street, Torquay, Devon TQ1 1DB



Situation

Located in a prime retail pitch, diagonally opposite the entrance to Fleet Walk Shopping Centre close to branches of TK Maxx, Edinburgh Woollen Mill, KFC, Superdrug, Animal, Salt Rock, Bonmarché, Starbucks, Pavers, Costa, Sports Direct and many others.

Torquay is a popular town and major holiday resort located upon the South Devon "Riviera" coast, approximately 20 miles south of Exeter and 30 miles east of Plymouth.

Property

A mid terraced building comprising a **Ground Floor Double Shop** (see Note) with internal access to **Ancillary Accommodation** at first and second floor levels. In addition, the second floor benefits from separate rear access via Braddon's Hill Road.

VAT is NOT applicable to this Lot

Accommodation

Ground Floor Double Shop

Gross Frontage 46'10"
Internal Width 42'10"
Shop Depth 17'10"
Sales Area Approx 690 sq ft

Ancillary Accommodation

First Floor Approx. 600 sq ft

Second Floor Approx. 585 sq ft plus 2 WC's

Freehold offered with Vacant Possession

(Previously let at £20,000 p.a.)

Note: The property was originally divided into two separate buildings and the upper floors could easily be converted into a large self-contained flat subject to planning.

Vacant Double Shop & Upper

Southernhay Gardens, Exeter, Devon EX1 1NP Tel: 01392 453027 Ref: Ms. Clare Cochrane

Vendor's Solicitors

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