



## 48-50 The Terrace, Torquay, Devon, TQ1 1DD (including 5 Montpellier Road to rear)

# To let

Viewing by prior appointment with  
Jonathan Ling

**(01392) 202203**

[jonathan@sccexeter.co.uk](mailto:jonathan@sccexeter.co.uk)

Substantial office building in prime location with harbor views

Capable of occupation as a whole (11,100 sq.ft / 1,031 sq.m) or  
in parts to suit occupiers' needs

To be refurbished prior to occupation

3 off-road parking spaces

Suitable for a variety of commercial uses (subject to planning)

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

### Location

The property is located in the town centre of Torquay, in the conurbation of Torbay which has a population of around 120,000 plus large numbers of seasonal visitors, making it one of the three main population centres in Devon.

The Terrace is situated in an elevated position overlooking the harbour, which is a short walk away, as is Fleet Street, which is the focus of the town’s retail and leisure offering.

There is paid short-stay parking on The Terrace and elsewhere in the vicinity, and there is ample parking at the Fleet Walk and Harbour multi-storey car parks, which are in close proximity.

### Description

48-50 The Terrace, plus 5 Montpelier Road to the rear, and currently conjoined and form offices plus ancillary basement storage which has most recently been let to a single firm of accountants. The space is now offered, either as a whole, or by way of a split to suit occupiers’ requirements.

The property is Grade II listed, having been built in 1811 at the start of Torquay’s expansion as a resort. The property forms the centre of a curving terrace, with accommodation from lower ground floor to third floor. 5 Montpelier Road is attached to the rear and is on ground, first and second floors plus a substantial cellar.

Many of the rooms on the upper floors have attractive period features, and the accommodation will be refurbished prior to commencement of a new lease.

There are three off-road parking spaces.

### Accommodation

The Net Internal Area is approximately 11,100 sq.ft (1,031 sq.m), which is broadly broken down as follows:

Offices—The Terrace	7,107 sq.ft	660.2 sq.m
Offices—Montpelier Rd	3,098 sq.ft	287.8 sq.m
Stores	896 sq.ft	83.2 sq.m

### Lease Terms

The property is offered as a whole by way of a new lease on full repairing and insuring terms. Rent and other lease terms by negotiation.

Alternatively, a split of the accommodation into suites or self-contained buildings will be considered on terms to be agreed.

### Service Charge

In the event that the building is to be occupied by more than one tenant, a service charge will be established to cover items such as shared utilities, cleaning and maintenance of common areas and external repairs.

### Rates

The property is currently subject to three rating assessments which have a combined rateable value of £59,900. The property will need to be re-assessed up on any change in its use or configuration.

### Broadband/connectivity

A report on the broadband services available at this property, and the relative speeds they may offer, is available on request.

### VAT

VAT is applicable to the rent and service charge.

### Legal Costs

Each party are responsible for their own legal costs incurred in the transaction.

### Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling  
Tel: (01392) 202203  
Email: [jonathan@sccexeter.co.uk](mailto:jonathan@sccexeter.co.uk)





Rear elevation facing Montpellier Rd



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