



PROBABLY THE BEST PROFESSIONAL OFFICE ADDRESS IN CENTRAL TORQUAY
Ground Floor The White House, 42-44 The Terrace, Torquay, Devon, TQ1 1DE
ALL INCLUSIVE RENTAL – SEA VIEWS – 119.30m2(1284sqft)- FLEXIBLE TERMS

WAYCOTTS 
Established 1878

• Chartered Surveyors

The White House, 42-44 The Terrace, Torquay, Devon, TQ1 1DE

Location

The White House occupies a commanding corner location directly to the rear of Hoopers Department Store with the benefit of on street meter parking outside, ideal for visitors.

The Terrace Multi Storey Car Park is a short walk away with long term permit parking available. A short walk from the Terrace is the retail core of Torquay as well as the Harbourside an area popular with tourists and locals alike.

The White House has recently changed ownership with the new owners busily initiating a refurbishment programme which has started with the main communal areas and a new boiler.

The White House is divided into 12 suites of which suites 2&3, occupied by us, are now available due to our relocation to a larger building as at 1st January 2024 within the town, required to house as well as our ever expanding team, The Cary Estate and its extensive historical Archive.

Other suites within the building will be available in early 2024, following upgrading so please register your interest.

Accommodation

The accommodation can be split if required offering the front sea facing suite (2) of some 98.46m² (1066sqft) and a smaller suite (3) of 20.84m² (224sqft) to the rear accessed off the main communal hallway.

The annual service charge budget to include all liabilities such as external decoration and maintenance, service media, Building Insurance and Management is included in the rents set out below.

Tenants are responsible for internal decoration, electricity (each suite is separately metered) and any telephone or broadband services required.

There is now a new gas boiler to power the communal central heating system to the majority of the building.

Accessibility

Suites 2 & 3 have a self-contained stepped entrance from the front elevation and an access from the communal hallway at the rear again accessed via steps. If suite 3 is let on its own, it would be accessed from the communal side entrance only.

Rates

Current rateable value for the combined suite is £10000 and thus qualifies for small business relief where tenants are eligible.

Terms

Lease- Terms negotiable subject to 3 yearly rent reviews service charges subject to annual adjustment where needed to compensate for market fluctuations.

Rents – To be confirmed dependant on area required.

VAT

All figures quoted are exclusive of VAT whether chargeable or not. The building is grade 2 listed and has not been elected to VAT.

Legal Costs

Each party to pay their own costs incurred.

Viewing - Viewing by appointment only please.

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SUITE NO.	FLOOR	ACCOMMODATION	SEA VIEW	R.V.	RENT	CURRENT TENANT
1a	LGF	65.9 m2	No	£3350		Angelo Hairdressing
1b	LGF	3 rooms, kitchen, WC 50.85m2	No	£2,600		The Escape Rooms
2	GF	4 rooms, kitchen, WC 98.46m2	Yes	£10,000	£1,500pcm	Available 1stJanuary
3	GF	2 rooms, WC 20.84m2	No	To be assessed	£500pcm	Available 1stJanuary
2&3	GF	119.3m2	Yes	To be assessed	£2,000pcm	Available 1stJanuary
4	GF		No	to be assessed		Available early 2024
5	1 st	51m2	No	£5,300		Available early 2024
6	1 st	59.73 m2	Yes	£8,900		Available early 2024
7	1 st	51.27m2	Yes	Inc in 6		Available early 2024
8	2 nd	54.1m2	Yes	£4,250		CBA Architects
9	2 nd	54.7m2	Yes	£3,950		Hurley + Co
10	3 rd	83.9m2	Yes	£5,000		Oscar Research

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.