

# Lot 17, 46-48 Fleet Street, Torquay,

Devon TQ2 5DW

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



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### Property Information

#### High Street Retail Freehold Investment

- Entirely let to Edinburgh Woollen Mill Properties Limited until 2031 (subject to option)
- Recently renewed lease
- Traded as Edinburgh Woollen Mill for over 25 years
- Substantial building of Approx. 967.20 sq m (10,410 sq ft)
- Prime High Street thoroughfare close to Torquay Marina
- Nearby occupiers including Tesco Express, TK Maxx, Trespass, Subway, KFC and Domino's.

#### Lot

17

#### Auction

16th July 2026

#### Rent

£44,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

#### Location

##### Miles

22 miles south of Exeter, 32 miles east of Plymouth, 85 miles south-west of Bristol

##### Roads

A380, A38, A385, M5

##### Rail

Torquay Railway Station

##### Air

Exeter International Airport

#### Situation

The property is prominently situated in Torquay town centre on Fleet Street, the town's premier retailing location. Torquay is an established South Devon coastal town, situated approximately 23 miles south of Exeter. The property is located in close proximity to the Fleet Walk Shopping Centre and Torquay Marina, with nearby occupiers including Tesco Express, TK Maxx, Trespass, Subway, KFC and Domino's.

#### Tenure

Freehold.

#### Description

The property comprises a substantial ground floor retail unit with ancillary accommodation on the basement, first, second and third floors. A major restoration of the exterior was completed in 2022.

#### VAT

VAT is applicable to this lot.

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail	228.80	(2,462)	EDINBURGH WOOLLEN MILL PROPERTIES LIMITED (t/a The Edinburgh Woollen Mill)	5 years from 20/05/2026 (1)	£44,000
Basement	Ancillary	150.80	(1,623)			
First	Ancillary	223.00	(2,400)			
Second	Ancillary	192.60	(2,073)			
Third	Ancillary	172.00	(1,851)			
<b>Total</b>		<b>967.20</b>	<b>(10,410)</b>			<b>£44,000</b>

(1) The lease provides a tenant option to determine on 20/05/2029 upon serving 6 months notice.

N.B. The floor areas stated above are those published by the Valuation Office Agency (<https://www.gov.uk/find-business-rates>)

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## Contacts

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