



3 Victoria Parade

Torquay, Devon, TQ1 2BB



3 Victoria Parade

Torquay, Devon, TQ1 2BB

Prominent Ground Floor & Basement Trading Area on Torquay Harbour

New 'Free of Tie' Lease Available - Approx. 7,126 sq ft (662m²)

Main Ground Floor Trading Area with Rear Kitchen, Storage and Cloakrooms

Extensive Basement Area Previously Operated as Bar/Nightclub

Flexible Layout Suitable for Restaurant, Bar, Cafe, Retail, Gallery or Hybrid Uses

LOCATION

Victoria Parade occupies one of the most coveted waterfront positions in Torquay. The premises looks directly over the Harbour and sits within the heart of the town's major leisure and dining district. It benefits from consistent footfall — from local residents, day trippers and seasonal tourists. The area has undergone significant investment, with the Strand recently completely renovated to create an enhanced public realm, pedestrian-friendly walkways and improved connections between the town centre and waterfront.

This regeneration has cemented the harbourside as Torquay's premier leisure and dining destination, with further plans for the area currently being considered. Torquay is the principal town of the English Riviera, a region renowned for its mild climate, sandy beaches and thriving tourism industry. With a resident population of around 65,000 and a wider catchment across Torbay of more than 130,000, the town combines a strong local community with significant visitor appeal. Tourism is a major driver of the local economy, with Torquay attracting millions of visitors each year to its seafront attractions, vibrant harbour, water sports and cultural events. The town also has a growing reputation for food and drink, with an increasingly diverse range of restaurants, cafes and bars.

The town is well connected. By road, the South Devon Highway (A380) provides quick access to Exeter, just 18 miles away, and the M5 motorway beyond. Rail connections link Torquay with Exeter, Plymouth and further afield, with London Paddington accessible in just over three hours. Exeter International Airport, less than 25 miles away, offers both domestic and international flights. The harbour and marina also play a part in the town's connectivity, with seasonal ferries linking to neighbouring coastal towns including Brixham, Paignton and Dartmouth.

Ref No: 5396

Nil Premium, Guide Rent £20,000 PA.

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)





3 Victoria Parade

Torquay, Devon, TQ1 2BB

DESCRIPTION

A rare opportunity to occupy a prime harbourside commercial unit on Victoria Parade, Torquay, directly overlooking the water and just steps from the newly refurbished Strand area.

This location offers superb visibility, footfall and branding potential. Backed by an ambitious regeneration masterplan for Torquay's waterfront, this property is ideally placed for both established operators and entrepreneurial newcomers.

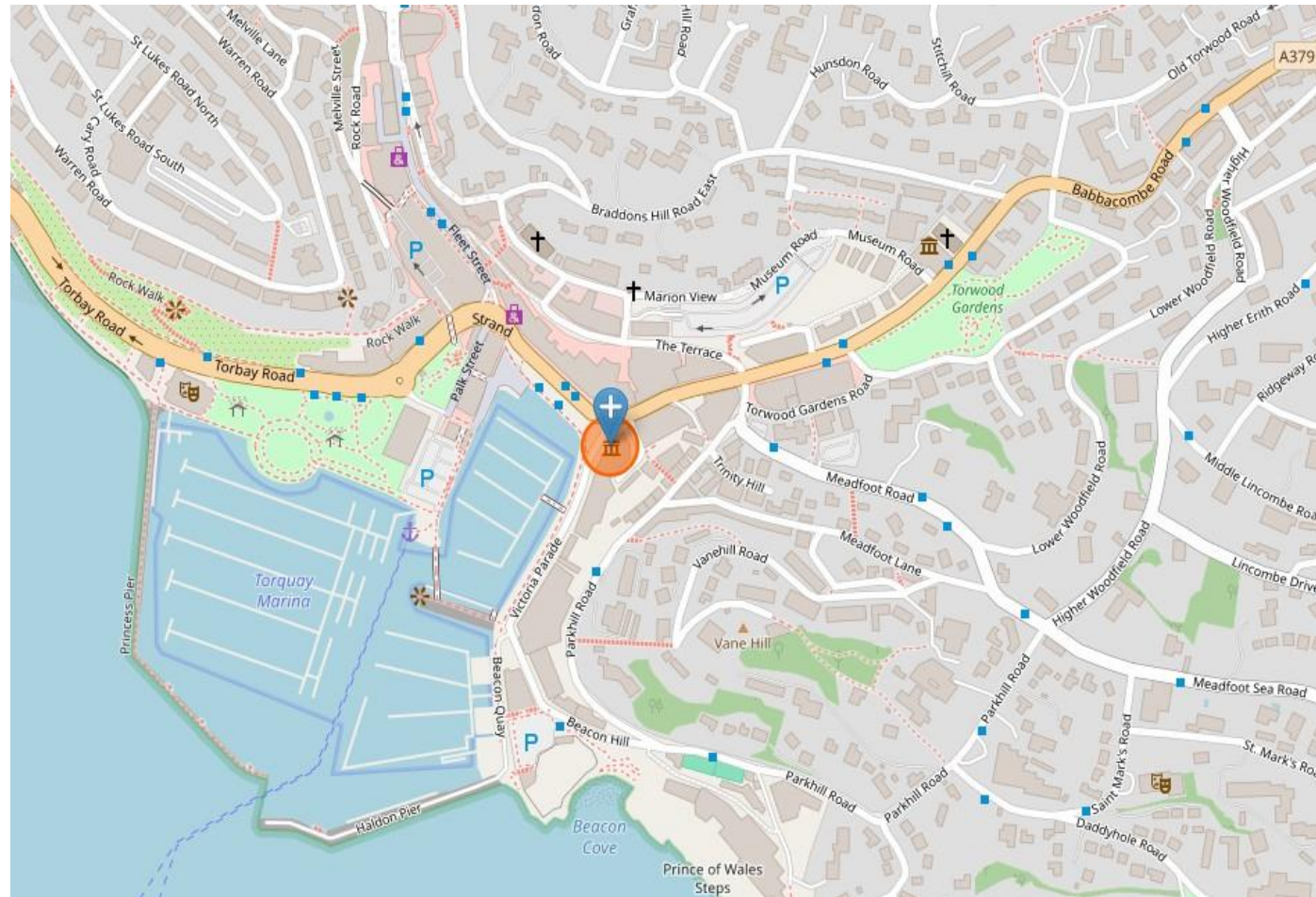
TENURE

Available on a new IR&I lease at rental of £20,000 pa (Free of Tie). Further terms to be agreed.

EPC RATING C

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with Sole Agents, Bettsworths. Tel. 01803 212021.



Interested in this property?

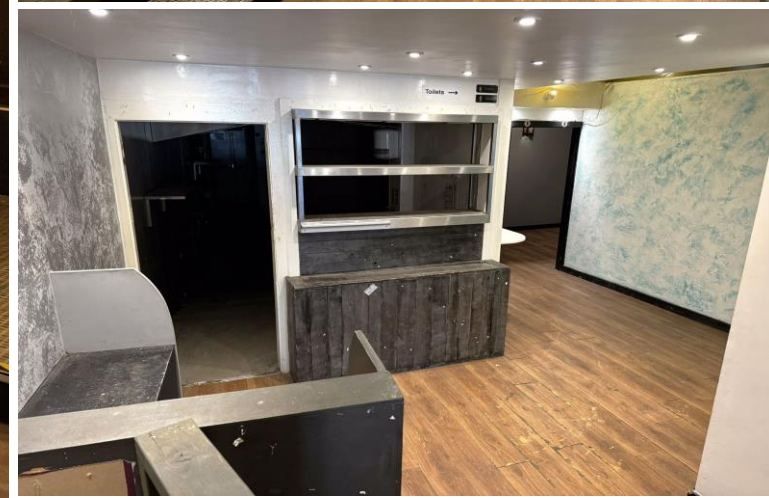
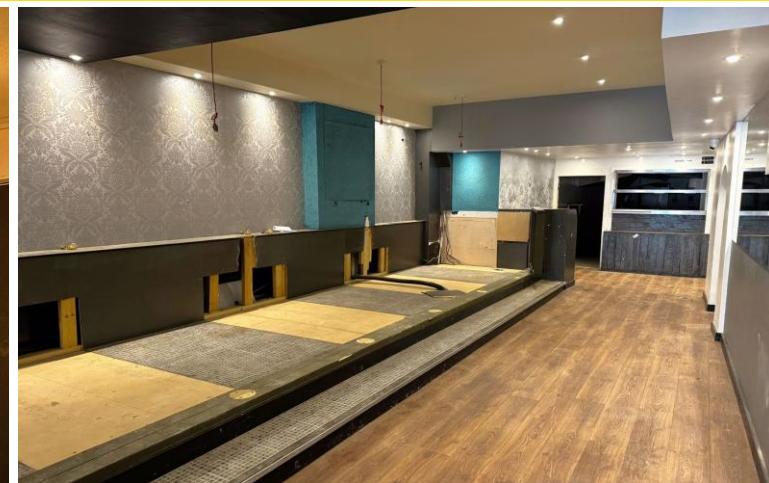
T.01803 21 20 21 [bettsworths.co.uk](https://www.bettsworths.co.uk)





3 Victoria Parade

Torquay, Devon, TQ1 2BB

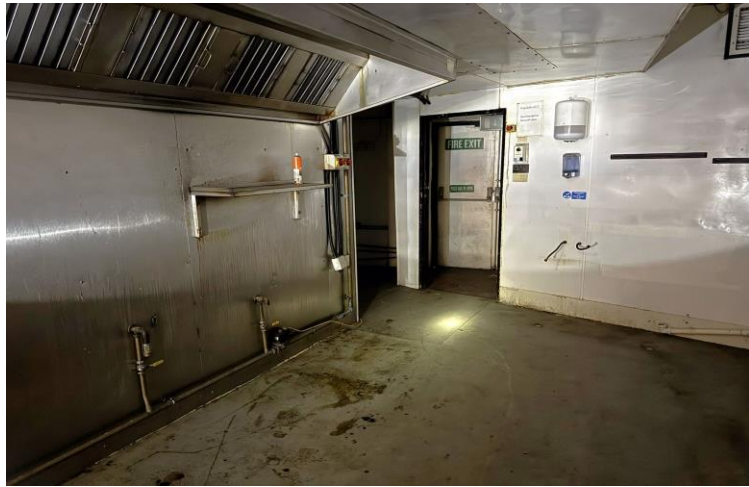


Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



3 Victoria Parade

Torquay, Devon, TQ1 2BB



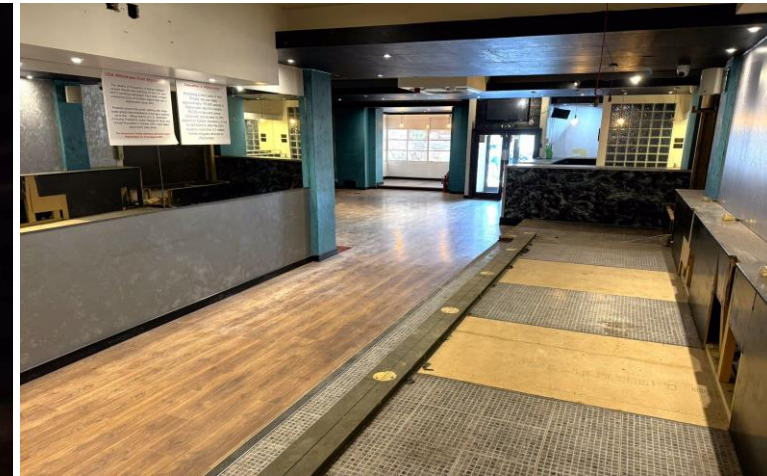
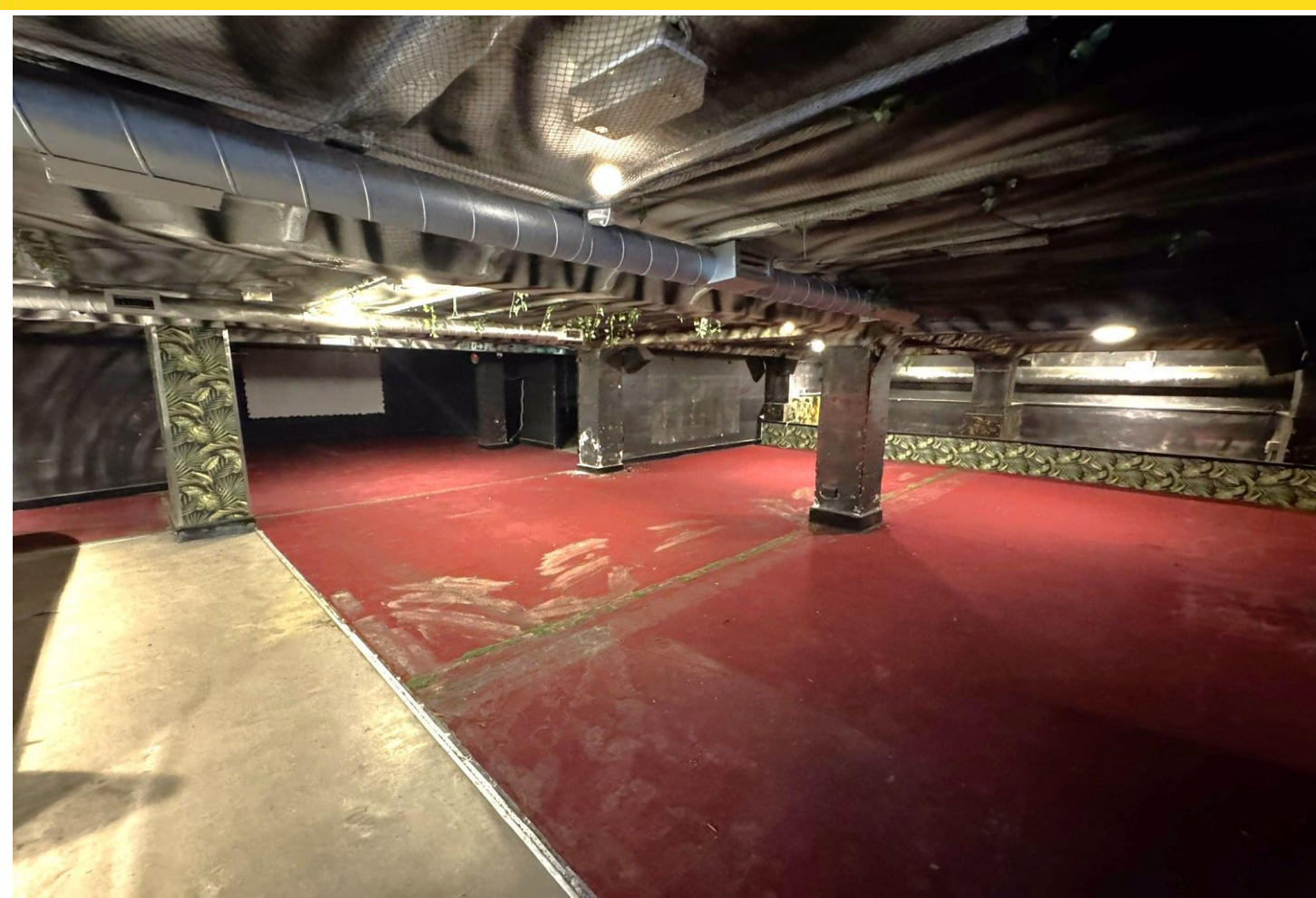
Interested in this property?
T.01803 21 20 21 bettesworths.co.uk





3 Victoria Parade

Torquay, Devon, TQ1 2BB



Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



3 Victoria Parade

Torquay, Devon, TQ1 2BB



Interested in this property?
T.01803 21 20 21 bettesworths.co.uk





3 Victoria Parade

Torquay, Devon, TQ1 2BB



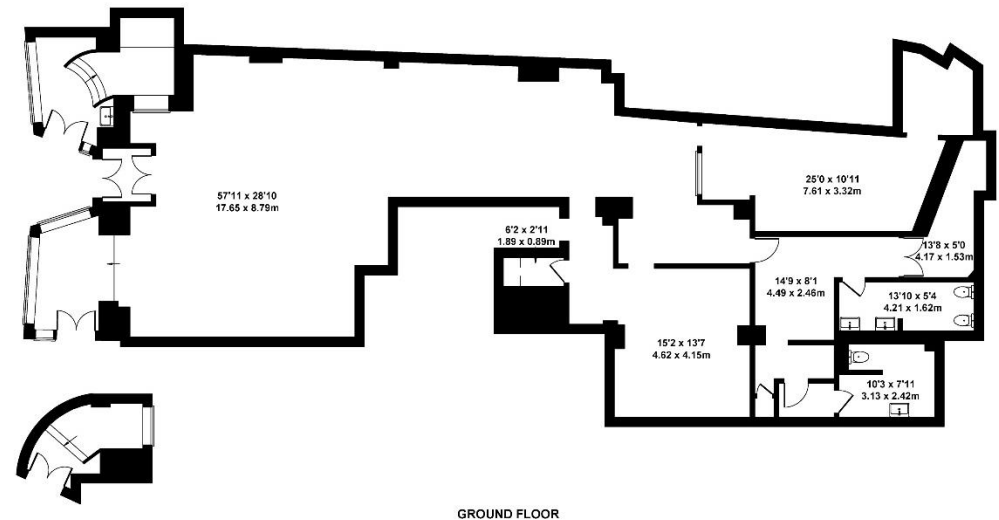
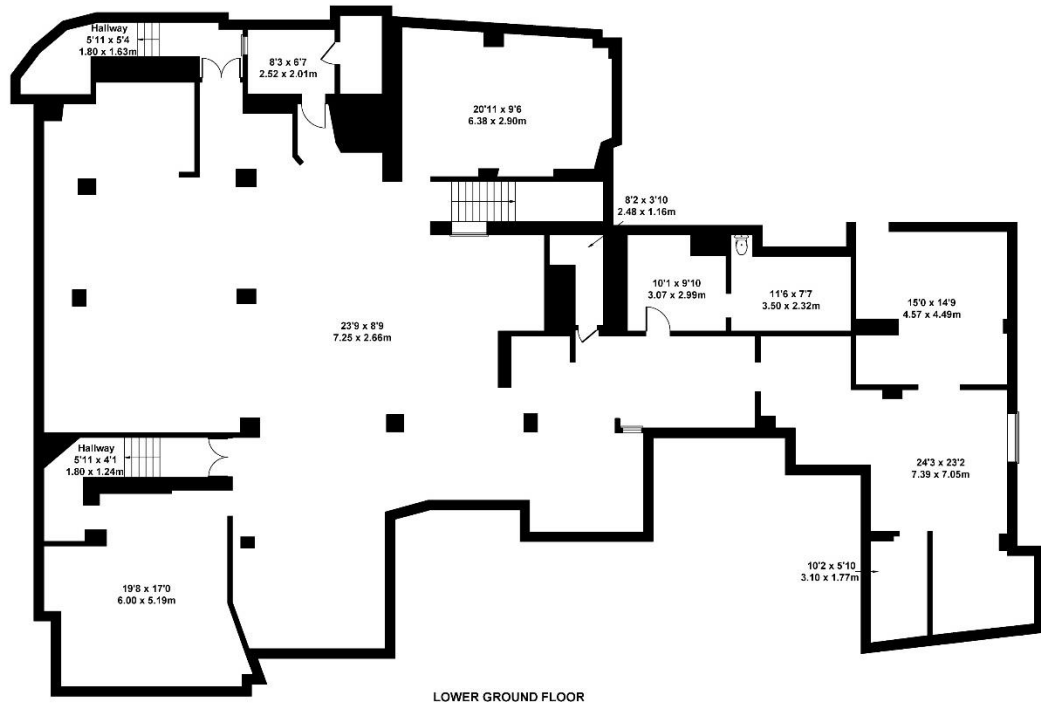
Interested in this property?
T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



3 Victoria Parade

Torquay, Devon, TQ1 2BB

Approximate Gross Internal Area
7126 sq ft - 662 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk

