

47 Union Street

Ref No: 3274

Torquay, Devon, TQ1 1ET



Freehold Investment Property in Town Centre Location

Let Until November 2028 – Passing Rent £18,000 Per Annum

Busy Town Centre Trading Location

High Footfall in Pedestrianised Area

Viewing Highly Recommended

£250,000 Freehold

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DESCRIPTION

47 Union Street is situated in the heart of Torquay High Street. With a large ground floor trading space and additional ancillary office/storage accommodation on the first and second floors, the premises has flexible accommodation for a wide variety of occupiers currently let until November 2028 to phone repairs and retail.

The High Street is a prime trading location within the town with a number of independent offices and retailers. It also boasts a wide variety of national occupiers such as Vodaphone, Primark, H&M, River Island, Warrens, EE and CEX.

The accommodation comprises:-

GROUND FLOOR RETAIL UNIT

RETAIL AREA

71m² (764 sq ft)

FIRST FLOOR

ANCILLARY/OFFICE AREA

37.6m² (404 sq ft)

WC

SECOND FLOOR

40.87m² (439 sq ft)

THIRD FLOOR

WC

TENURE

The premises is currently let on a Fully Repairing and Insuring Lease held on a 10 year term from 14th November 2018 with a rent review at the fifth year, passing rent of £18,000 and break clause at the fifth year, held outside the 1954 Landlord and Tenant Act.

RATEABLE VALUE

2017 List: £31,750.

Please note this is not the Rates Payable. Rates are the responsibility of the tenant. However, any parties interested are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

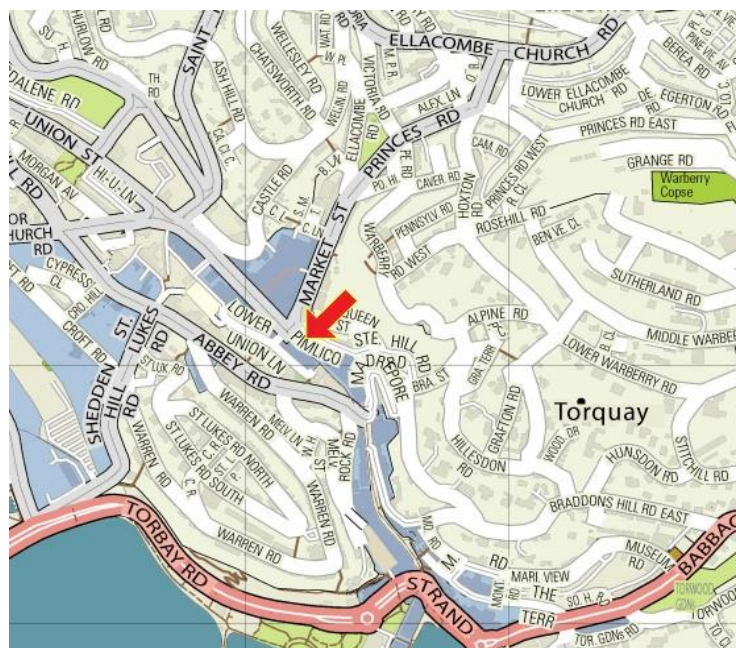
LEGAL COSTS

Each party are to bear their own legal costs.

EPC RATING E

VIEWING

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



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.

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