

First Floor, 111 Union Street

Ref No: 3272

Torquay, Devon, TQ1 3DW



First Floor Office Accommodation in Town Centre Location

Flexible Accommodation Suitable for a Variety of Occupiers

Net Internal Area Approximately 33m² (352 sq ft)

100% Rates Relief for Eligible Parties

Viewing Highly Recommended

Annual Rental of £4,000

Interested in this property?
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DESCRIPTION

Located at the upper end of Union Street this first floor premises offers versatile and flexible accommodation to those looking for a town centre location, but without a retail frontage.

This section of Torquay's High Street enjoys high levels of pedestrian footfall, high volumes of traffic, excellent public transport and public parking nearby. Benefitting from notable adjacent occupiers McDonalds, Argos, WBW Solicitors and many professional services.

The accommodation briefly comprises:-

PRIVATE ENTRANCE DOOR

From Union Street.

Staircase leading to:-

OPEN OFFICE

25' 7" x 10' 6" (7.8m x 3.2m)

PRIVATE OFFICE

9' 2" x 5' 7" (2.8m x 1.7m)

KITCHEN

7' 3" x 5' 3" (2.2m x 1.6m)

WC

TENURE

The property is available by way of a New Full Repairing and Insuring Lease, exact terms to be agreed by negotiation.

BUSINESS RATES

2017 List: £2,750.

Please note this is not Rates Payable. Small Business Rate Relief will be available to eligible parties. Interested parties are to make their own enquiries with the Local Billing Authority, Torbay Council.

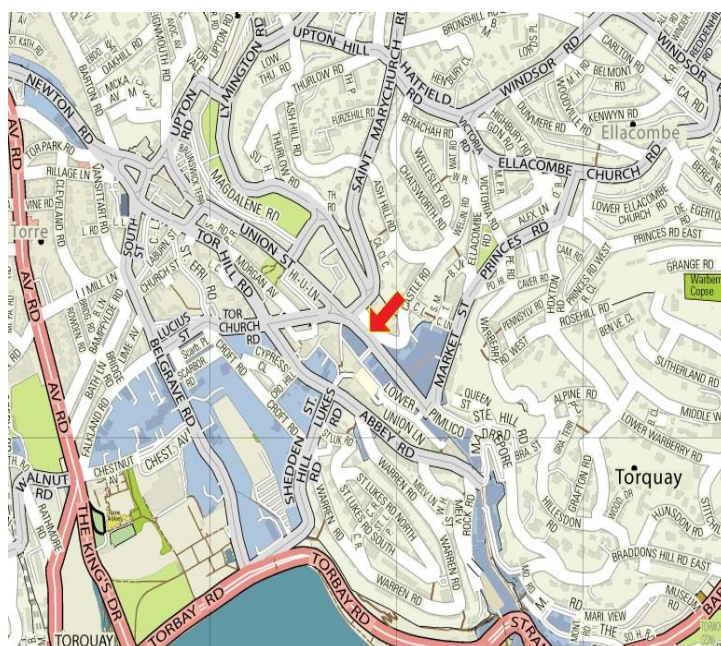
EPC RATING D

VIEWING

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

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit www.leasingbusinesspremises.co.uk



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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