

109a Union Street

Ref No: 5260

Torquay, Devon, TQ1 3DW



Versatile Unit Arranged Over Three Floors

Formerly a Hair Salon but Suitable for Other Commercial Uses

Gross Internal Area Approx. 123m² (1,324 sq ft)

Entrances from Both the Main High Street and Castle Road

Eligible for 100% Small Business Rate Relief – Viewing Recommended

Annual Rental of £6,000

Interested in this property?
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LOCATION

Situated on the upper floors of Union Street, Torquay's main high street, the property benefits from excellent accessibility. It also has the advantage of secondary access from Castle Road, enhancing its flexibility for a range of uses. The area is well-served by local amenities, public transport, and a mix of local commercial occupiers, making it an attractive setting for businesses looking to establish or expand their presence in Torquay.

DESCRIPTION

This spacious and versatile unit is arranged over the first, second, and penthouse floors of a retail unit. The space has been configured as a hair salon but lends itself to a wide variety of potential uses including office space, studio, wellness/beauty services, or other professional services (subject to any necessary consents).

The unit is well-presented, benefiting from natural light, a mixture of open-plan studio areas, private rooms, and a shower room. The layout provides flexibility for a range of configurations, while the dual entrances from Union Street and Castle Road enhance accessibility.

The accommodation briefly comprises:-

FIRST FLOOR

STUDIO

17' 6" x 17' 10" (5.34m x 5.43m)

SHOWER ROOM

8' 1" x 13' 11" (2.46m x 4.23m)

SECOND FLOOR

STUDIO

27' 0" x 14' 1" (8.23m x 4.30m)

ROOM 1

9' 3" x 12' 4" (2.83m x 3.77m)

ROOM 2

9' 7" x 8' 11" (2.92m x 2.73m)

STUDIO

11' 4" x 6' 11" (3.45m x 2.1m)
With access to Castle Road.

PENTHOUSE FLOOR

ROOM 1

7' 0" x 12' 6" (2.14m x 3.81m)

ROOM 2

6' 6" x 12' 9" (1.988m x 3.89m)

STORE ROOM

17' 2" x 4' 4" (5.23m x 1.31m)

KITCHENETTE

11' 6" x 6' 11" (3.494m x 2.1m)

WC

SHOWER

TENURE

The property is available by way of a new Full Repairing and Insuring lease, with exact lease terms to be agreed on negotiation.

RENT

£6,000 per annum.

BUSINESS RATES

2023 List: £8,300

Please note this is not the Rates Payable amount.

Eligible parties will be able to claim 100% Small Business Rates Relief. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

VAT

The property is not elected for VAT and therefore is not chargeable on rent.

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

EPC RATINGS

109A Union Street - E.
The Penthouse - C.

VIEWING

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

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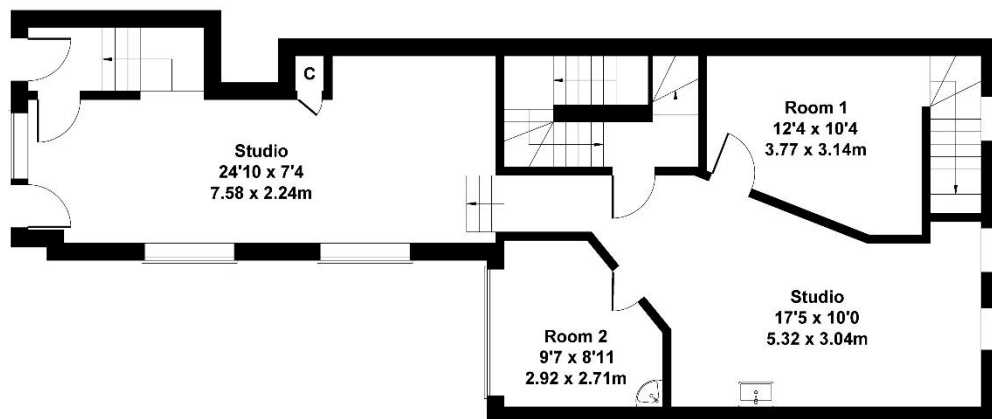
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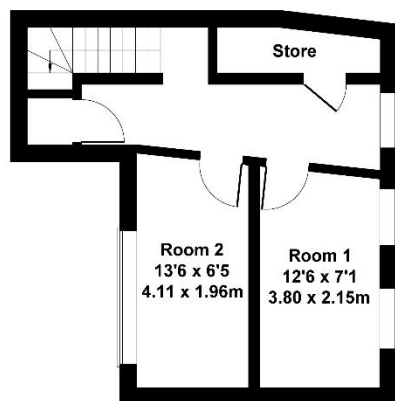
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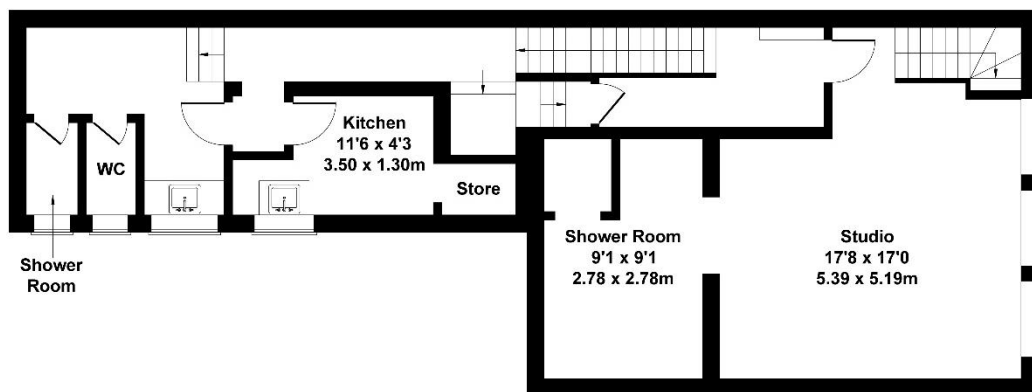
Approximate Gross Internal Area
2067 sq ft - 192 sq m



SECOND FLOOR



PENTHOUSE



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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