

63 Union Street

Ref No: 2709

Torquay, Devon, TQ1 3DA



Prime Town centre Retail Unit

In the Heart of Torquay's Prime Shopping Area

Ground Floor Area: 64m² (689 sq ft)

With First and Second Floor Ancillary

New Lease - Terms to be Agreed

Annual Rental of £15,000

Interested in this property?
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LOCATION

63 Union Street occupies a strong trading position on the North side of Union Street, close to 100% prime pitch between the entrance of Union Square Shopping Centre and junction with Market Street.

The unit is in the vicinity of a number of notable national retailers including Nationwide, Pandora, Costa Coffee, Mountain Warehouse, Boots and Vision Express.

The accommodation briefly comprises:-

ACCOMMODATION

The premises combine ground, first and second floors and provide the following approximate floor areas.

NET FRONTAGE 15' 5" (4.7m)

BUILT DEPTH 48' 1" (14.66m)

GROUND FLOOR RETAIL 210' 0" (64m)

This is currently arranged by partition as a retail area of approximately 44m² (474 sq ft) and a rear partitioned room of 16' 4" x 14' 2" (4.97m x 4.31m) (max).

FIRST FLOOR

TOTAL AREA 44m² (473 sq ft)

SECOND FLOOR 46m² (495 sq ft)

TENURE

The premises is available by way of a new Full Repairing and Insuring Lease for a terms of years to be agreed.

BUSINESS RATES

We are informed by the Valuation Office Agency that the following Rateable Value applies:

2017 List: £24,250.

Please note this is not Rates Payable. Interested parties should make enquiries with the Agents, as to approximate Rates Payable.

LEGAL COSTS

Each parties is to bear their own legal costs incurred in any transaction.

VAT

All figures are quoted exclusive of VAT, which may be chargeable.

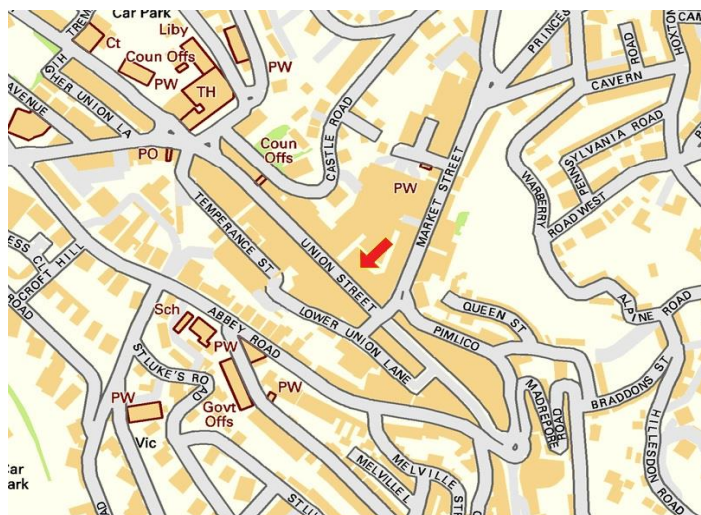
EPC RATING 'F'

VIEWING

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

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.lettingbusinesspremises.co.uk



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