

14 Union Street

Ref No: 3395

Torquay, Devon, TQ2 5PL



Prime Trading Position on Union Street

Large Retail Unit with Large Ancillary Storage

Enviably Trading Position in Torquay's Pedestrianised High Street

Ground Floor Retail Unit: 76m² (818 sq ft)

Large Shop Frontage in a High Footfall Area

£110,000 Freehold

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



14 Union Street

Torquay, Devon, TQ2 5PL

LOCATION

The property occupies a highly visible trading position on Torquay's high street, at the pedestrianised southern end of Union Street.

Connecting the upper parts of Torquay Town Centre to Fleet Walk and Torquay's Harbour Side. This location benefits from a high level of foot fall; neighbouring occupiers include national operators such as, Three Mobile, Primark, Vodafone and H&M. With other big-name retailers including (Costa, Gold Smiths, WHSmith) on this pedestrianised, vibrant part of the high street.

DESCRIPTION

The property comprises Ground Floor Retail Unit with Office and Ancillary Accommodation and staff toilet at First Floor Level. There is further storage at Second Floor Level with hatch access.

ACCOMMODATION

The unit comprises the following approximate dimensions and areas:-

NET FRONTAGE

17' 9" (5.4m)

MAX SHOP DEPTH

52' 10" (16.1m)

FLOOR AREAS

RETAIL AREA

76.47m² (823.11 sq ft)

FIRST FLOOR

28m² (301.38 sq ft)

LETTING

The premises is currently on the market to rent for £12,000 per annum, with new terms to be agreed.

RATEABLE VALUE

2017 List: £27,250.

Please note this is not rates payable. Interested parties are advised to contact the Local Billing Authority for more details.

COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VIEWING

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

EPC RATING C



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