

# 118 Union Street

Ref No: 3523

Torquay, Devon, TQ2 5QB



## A Town Centre Retail/Cafe Premises

Great Location in Union Street

Retail Frontage 5.51m, Depth 20.6m - 91m<sup>2</sup> (979 sq ft)

Extensive Ancillary Area with Kitchen/Store and Offices

New Lease Available

No Ingoing Premium

Interested in this property?

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## DESCRIPTION

Town Centre retail/cafe premises located in Torquay's Union Street, amongst other national and local traders, neighbouring properties include McDonalds, Natwest Bank, Argos and the former BHS being developed into a cinema complex.

The property for many years has been used as a daytime cafe and is suitable for this purpose equally, it provides near 1,000 sq ft of retail space as well as extensive ancillary and office space, making it suitable for many trades and businesses.

The ancillary areas have previously been sublet providing further income.

The property is offered by way of a new lease, details of which could be flexible and open to negotiation.

The accommodation briefly comprises:-

### RETAIL/CAFE AREA + OUTSIDE SEATING/DISPLAY

91m<sup>2</sup> (979 sq ft).

### FRONTAGE

18' 1" (5.51m)

### DEPTH

67' 7" (20.6m)

Door to:-

### STORE/KITCHEN

18' 0" x 9' 8" (5.49m x 2.94m)

18' 0" x 11' 1" (5.49m x 3.38m)

Door to:-

### STORE

9' 6" x 12' 2" (2.9m x 3.7m)

Door to:-

### STORE

14' 9" x 16' 1" (4.5m x 4.9m)

Staircase from the shop leads to upper and lower floors.

### LOWER GROUND FLOOR HALLWAY

### CUSTOMER TOILETS

### OFFICE STORE

12' 2" x 11' 7" (3.7m x 3.54m)

### STUDIO SUITE

### FIRST FLOOR HALLWAY

### OFFICE/MEETING ROOM

12' 10" x 17' 9" (3.9m x 5.4m)

### KITCHEN/STAFF ROOM

10' 8" x 9' 1" (3.25m x 2.76m)

### SECOND FLOOR LANDING

### OFFICE/STORE

17' 9" x 8' 0" (5.4m x 2.45m)

### OFFICE/STORE

8' 10" x 7' 10" (2.7m x 2.4m)

### LEASE

New Lease of flexible terms available by negotiation. Suggested initial rent of £18,500 Per Annum.

### RATEABLE VALUE

Shop - £14,500.

Basement Studio - £2,125.

First & Second Floors - £3,500.

For Rating advice please contact Stephen Loffhouse at Bettsworths. Tel. 01803 212021.

### EPC RATING E

### VIEWING

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

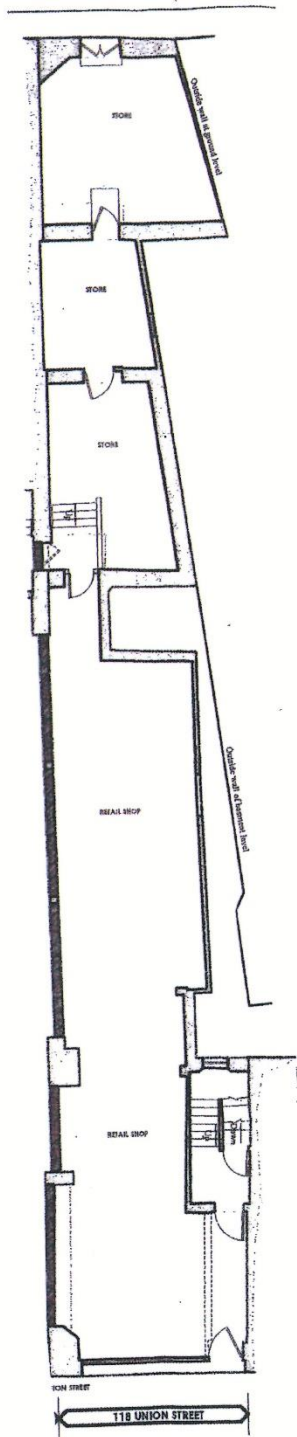
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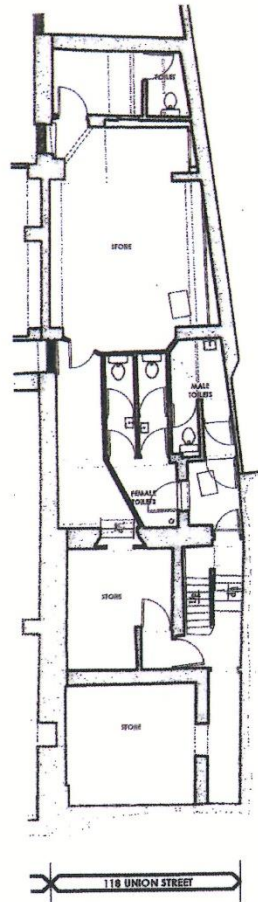


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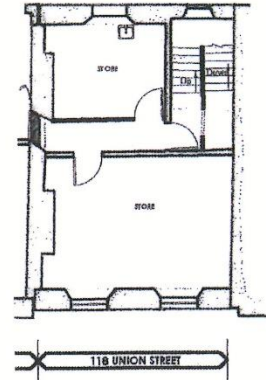
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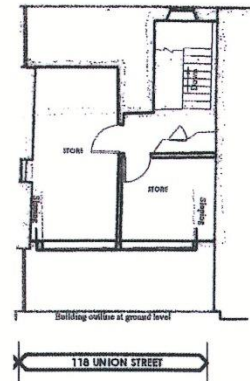
GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

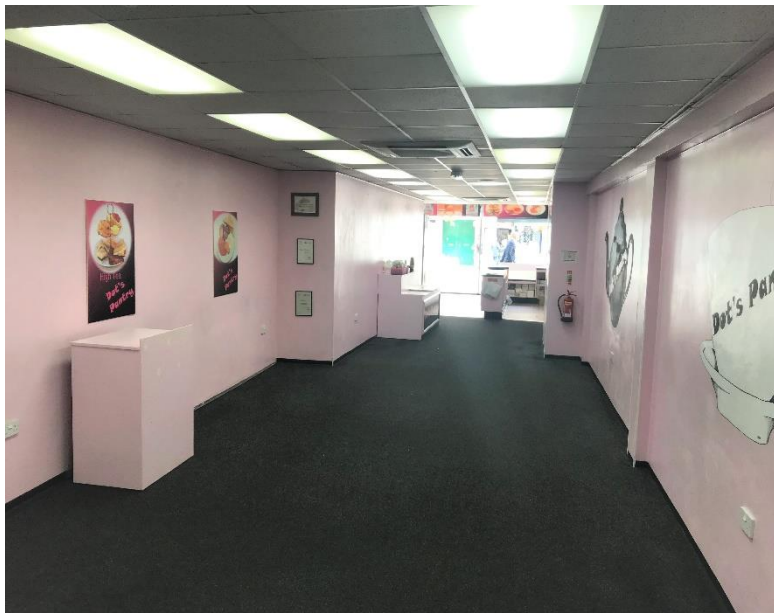
SCHEDULE OF FLOOR AREAS TO 118 UNION STREET		
<b>RETAIL</b>		
GROUND FLOOR:	91m <sup>2</sup>	979 sq ft
<b>STORAGE</b>		
LOWER GROUND FLOOR:	50m <sup>2</sup>	538 sq ft
GROUND FLOOR:	48m <sup>2</sup>	516 sq ft
FIRST FLOOR:	52m <sup>2</sup>	558 sq ft
SECOND FLOOR:	20m <sup>2</sup>	215 sq ft
TOTAL STORAGE:	170m <sup>2</sup>	1,829 sq ft

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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
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Devon  
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