

# 97 Union Street

Ref No: 3421

Torquay, Devon, TQ1 3DW



## Freehold Property in a Town Centre Location

Retail Sales Area 68.3m<sup>2</sup> (735 sq ft)

Further Office & Ancillary Space on First and Second Floor

Busy Town Centre Trading Position

High Foot Fall and Strong Public Transport Links

Offers in Excess of £150,000 + VAT Freehold

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# 97 Union Street

Torquay, Devon, TQ1 3DW

## DESCRIPTION

97 Union Street comprises ground floor retail shop with further ground floor office and ancillary space. There is additional ancillary office/storage accommodation on first and second floor levels. Currently trading as a sweet shop.

## LOCATION

This high street retail unit is an excellent position on Union Street, opposite McDonalds and close to Argos, Halifax Bank, New Look, Superdrug and Game.

The accommodation briefly comprises:-

### FRONTAGE

16' 5" (5m)

### SHOP DEPTH

33' 5" (10.18m)

The occupier's shop fit partitions this space at a depth of 9.2.

### RETAIL SALES AREA

68.3m<sup>2</sup> (735 sq ft)

### MANAGER'S OFFICE

8' 2" x 7' 5" (2.49m x 2.25m)

### STAFF ROOM

9' 0" x 9' 10" (2.74m x 3m)

### STOCK ROOM

18' 6" x 8' 8" (5.65m x 2.65m)(Narrowing to 1.5m)

### SEPARATE MALE & FEMALE WC'S

## FIRST FLOOR

### FRONT STOCK ROOM

18' 1" x 13' 1" (5.5m x 4m)

### STOCK ROOM 2

12' 7" x 11' 6" (3.83m x 3.51m)

## SECOND FLOOR

### STOCK ROOM 1

10' 6" x 18' 1" (3.2m x 5.5m)

### STOCK ROOM 2

12' 7" x 11' 6" (3.83m x 3.51m)

### BUSINESS RATES

2017 List: £17,000

**Please note this is not Rates Payable.** Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

### VAT

VAT will be applied at standard rate where applicable.

### LEGAL COSTS

Each party are to bear their own proper 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 E

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

29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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