

# 75 Union Street

Ref No: 2111

Torquay, Devon, TQ1 3DA



## Unit Available in Thriving Shopping Centre

Scheme Anchored by Wilko Along with Greggs, The Entertainer, Iceland

Retail Area 97.36m<sup>2</sup> (1,048 sq ft) + Generous Ancillary Areas

3.7 Million Centre Visits Per Year

Competitive Terms Offered

Rent on Application

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



# 75 Union Street

Torquay, Devon, TQ1 3DA

Union Square Shopping Centre is an established scheme anchored by a 50,000 Sq.ft. Wilko. The scheme has benefited from many positive changes, with new lettings of prime units to national retailers, The Entertainer, Iceland and Greggs.

## TENANT TESTIMONIALS

"We continue to be impressed with the vision for the scheme and the new branding has injected new energy into the centre. Wilko have also benefited from the frequent marketing and community initiatives which have much improved the shopping experience for our customers." Manager, Wilko.

"We are delighted to have joined such a quality retail destination within the town and have enjoyed fantastic trading since we opened, including winning three national company awards in 2017." Manager, The Entertainer.

A leading tourism destination in the charming surrounds of Devon's English Riviera, Torquay benefits from a £248 million boost to the local economy.

The accommodation briefly comprises:-

### RETAIL AREA

97.36m<sup>2</sup> (1,048 sq ft).

### ANCILLARY

48.2m<sup>2</sup> (519 sq ft).

### RATEABLE VALUE

The valuation Office (voa.gov.uk) show the premises as having a Rateable Value of:

2017 List: £39,000.

### SERVICE CHARGE

Service Charge Figures will be made available to upon request.

### LEGAL COSTS

Each party to bear their own costs in any letting transaction.

### EPC RATING G

### VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents:

#### Bettesworths

Paul Bettesworth  
T. 01803 212021

#### Calan Retail

Andy Sturrock  
T. 029 2037 3933

### 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](http://www.lettingbusinesspremises.co.uk)



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



**IMPORTANT NOTE:** Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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

