

# 97 Union Street

Ref No: 3043

Torquay, Devon, TQ1 3DW



## Well Located Retail Premises

Further Office & Ancillary Space on First and Second Floor

Prime Town Centre Trading Position

High Foot Fall and Strong Public Transport Links

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

Rental Offers Invited

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



# 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 the premises would suit a variety of retail/office users. Viewing is highly recommended to appreciate the size of the accommodation available.

## LOCATION

This prime high street retail unit is an excellent position in Union Street adjacent to 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 previous occupiers' shop fit partitions this space at a depth of 9.2)

### RETAIL SALES AREA

68.3 (735 sq ft)

### MANAGERS OFFICE

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

### STAFF MESS 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)

## TENURE

The property is available by way of a new Full Repairing and Insuring lease, suggested terms are for a 6 yr agreement with a break at the 3<sup>rd</sup> anniversary. Initial rent of £10,000 plus VAT rising to £14,500 plus VAT in year 3. Exact Lease length and terms to be agreed by negotiation.

## 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'

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

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