

46 Union Street

Ref No: 3099

Torquay, Devon, TQ2 5PW



Retail Unit in Prime Torquay Town Centre Location

Situated on a Highly Visible Corner of Union Street

Ground Floor Area Approximately 101m² (1,091 sq ft)

Two Floors of Ancillary Space

Viewing Highly Recommended

Annual Rental of £25,000

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



46 Union Street

Torquay, Devon, TQ2 5PW

DESCRIPTION

Occupying a highly visible trading position on the corner of Torquay's main high street, the shop benefits from being in the pedestrianised area with a number of national retailers such as H Samuel, Bright House, Belfred, Hays Travel, Card Factory, Warrens, EE and many more nearby.

The accommodation briefly comprises: -

NET FRONTAGE

16' 1" (4.9m)

MAX WIDTH

17' 1" (5.2m)

MAX DEPTH

76' 5" (23.3m)

Currently partitioned to create a large number of small offices.

TOTAL RETAIL AREA

97m² (1,048 sq ft)

Currently partitioned to create a large number of small offices.

FIRST FLOOR

OFFICE 1

17' 1" x 13' 5" (5.2m x 4.1m) (max)

With: -

KITCHENETTE/STORE

5' 7" x 3' 11" (1.7m x 1.2m)

LADIES & GENTS WC'S

OFFICE 2

7' 10" x 7' 3" (2.4m x 2.2m) (max)

STORE ROOM 2

Approximate area
43m² (469 sq ft)

SECOND FLOOR

OFFICE 3

17' 1" x 13' 1" (5.2m x 4m)

OFFICE 4

12' 10" x 10' 10" (3.9m x 3.3m)

LEASE

The property is available by way of a new Full Repairing and Insuring Lease, with exact terms and lease length to be agreed by negotiation.

RATEABLE VALUE

2017 List: £36,000.

Please note this is not Rates Payable. Interested parties are advised to contact the Local Billing Authority, Torbay Council.

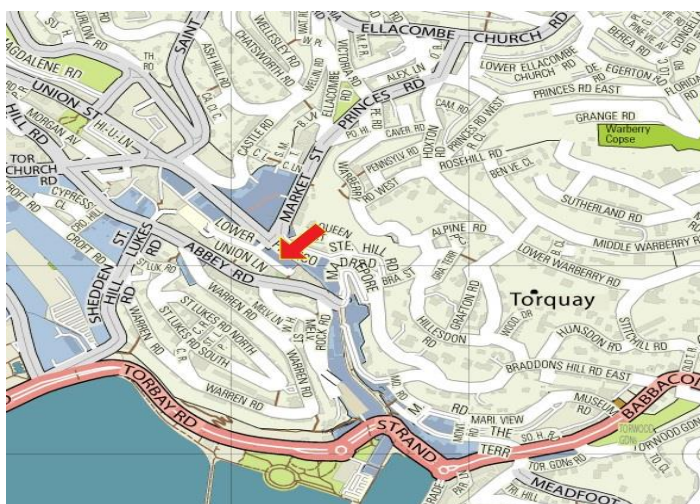
VIEWING

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

EPC RATING D

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.leasingbusinesspremises.co.uk



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

