

# St George's Hall

Ref No: 3545

Lower Union Lane, Torquay, Devon, TQ2 5PN



## Versatile Property Suitable for a Variety of Uses (STP)

Ground Floor Approx: 152m<sup>2</sup> (1,635 sq ft)

First Floor Approx: 148.5m<sup>2</sup> (1,599 sq ft)

New Lease – Terms to be Agreed

Viewing Highly Recommended

Annual Rental of £22,500

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



# St George's Hall

Lower Union Lane, Torquay, Devon, TQ2 5PN

## LOCATION

Situated in the heart of Torquay, located just off the main pedestrianised shopping street of Union Street, this versatile former chapel provides a rare opportunity for a wide range of commercial occupiers (subject to planning). Potential uses could include office, call centre, cafe/restaurant/bar, medical centre, yoga studio and gym, amongst others.

Nearby occupiers include Caffè Nero, Holland and Barrett, H&M, JD Sports, Primark and River Island.

The accommodation briefly comprises:-

### GROUND FLOOR

152m<sup>2</sup> (1,635 sq ft).

### FIRST FLOOR

148.5m<sup>2</sup> (1,599 sq ft).

### TOTAL AREA

300.5m<sup>2</sup> (3,234 sq ft).

### TERMS

New lease, exact terms to be agreed.

### LEGAL COSTS

Each party are to bear their own legal costs.

### BUSINESS RATES

2017 List: £20,250

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

### SERVICES

Prospective tenants should make their own enquiries of the appropriate statutory undertakers:-

Western Power - 0845 601 2989.

South West Water - 0800 169 1144.

Transco - 0800 111 999.

### VAT

This building is not elected for VAT.

## EPC RATING D

### VIEWING

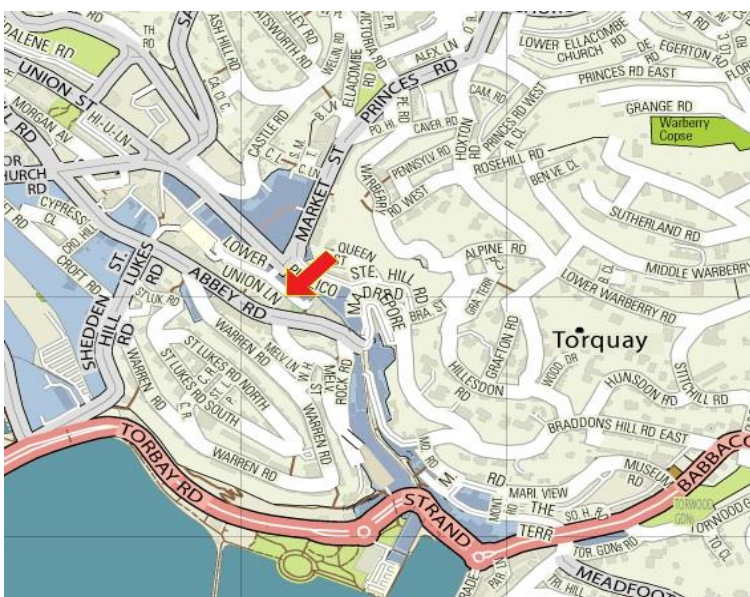
Viewing is highly recommended and can be arranged by prior appointment with the Agents.

Paul Bettsworth & Tom Churchward  
Bettesworths  
Tel. 01803 212021

Tom Smith & Jeremy Johnson  
Miller Commercial  
Tel. 01872 247000

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



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



**IMPORTANT NOTE:** Messrs Bettsworths 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 Bettsworths 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)

