

45 - 47 Union Street

Ref No: 3669

Torquay, Devon, TQ1 1ET



100% Prime Retail Unit on Union Street, Torquay

Approx: 14.5m Frontage to Pedestrianised High Street

Retail Area Approx: 232m² (2,500 sq ft) & Ground/First Floor Ancillary

Nearby Occupiers: JD Sport, Primark, HSamuel, River Island and Cafe Nero

New Lease - Terms to be Agreed

Rent on Application

Interested in this property?
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LOCATION

The property occupies a highly visible trading position on Torquay's main high street, at the pedestrianised southern end of Union Street.

Connecting the upper part of Torquay town centre to Fleet Street/Fleet Walk and Torquay's harbourside, this location benefits from a high level of footfall. Neighbouring occupiers include national operators such as Primark, Vodafone, Goldsmiths, HSamuel and JD Sports. This pedestrianised section of the town centre is busy, well occupied and vibrant.

DESCRIPTION

The property comprises a ground floor retail unit with a particularly large frontage. In addition to the ground floor trading space, there is first floor storage and staff welfare (with lift access).

ACCOMMODATION

The unit comprises the following approximate dimensions and areas:-

SHOP FRONT

Approx: (14m) 45' 11"

GROUND FLOOR RETAIL AREA

Approx: 232m² (2,500 sq ft)

GROUND FLOOR ANCILLARY

Approx: 14.5m² (156 sq ft)

FIRST FLOOR

STAFF ROOM, TOILETS & STORES

Totaling 124m² (1,334 sq ft).

TENURE

The property is available to let on a new Full Repairing and Insuring lease, exact lease length and terms to be agreed by negotiation.

RENT

Rent available on application.

BUSINESS RATES

We are informed by the Valuation Office Agency that the following Rateable Value applies:-

2017 List: £91,000.

Please note: This is not Rates Payable. Interested parties are advised to enquire with the Agents or the Local Billing Authority, Torbay Council as to the exact Rates Payable.

VAT

VAT status to be confirmed.

LEGAL COSTS

Each party are to bear their own legal costs incurred in any transaction.

EPC RATING C

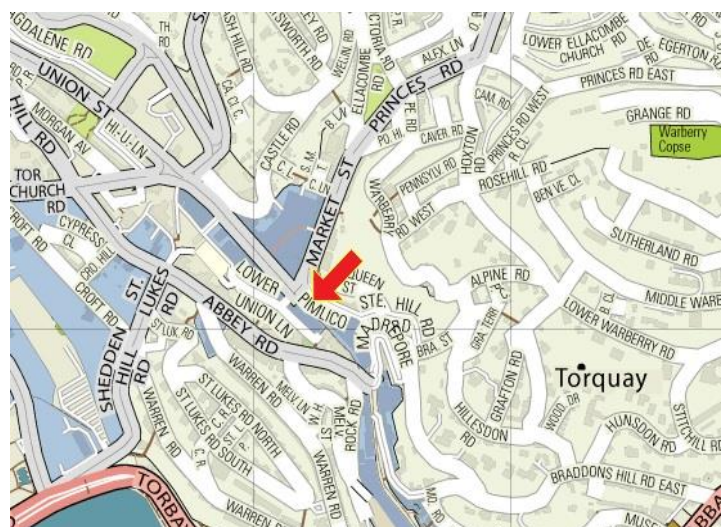
VIEWING

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

Please note that the outgoing tenant remains trading at the property at time of marketing.

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
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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.

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