

# 17 Union Street

Ref No: 3731

Torquay, Devon, TQ1 1ES



## Prime Union Street Shop on Competitive Terms

Ground Floor Retail Unit: 147m<sup>2</sup> (1,583 sq ft) Plus Ground & First Floor Ancillary (GF Rear Loading)

Enviably Trading Position in Torquay's Prime Pedestrianised Retail Area

Located Alongside WHSmith, Waterstones, Primark, Carphone Warehouse & Other Notable Retailers

New Lease - Terms to be Agreed

Annual Rental of £27,500

Interested in this property?  
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# 17 Union Street

Torquay, Devon, TQ1 1ES

## LOCATION

The shop occupies an enviable trading position on Torquay's prime retail high street, being at the pedestrianised lower end of Union Street.

The property is located adjacent to Carphone Warehouse and Waterstones. Other notable retailers in the immediate vicinity include WHSmith, Ernest Jones, Three, Claires Accessories and Primark.

## DESCRIPTION

The property comprises a regular shape ground floor retail unit with ground and first floor (ground at rear level) ancillary. Loading is via a private parking yard (security gated) accessed from Pimlico to the East of Union Street.

The unit comprises the following approximate dimensions and area:-

**FRONTAGE** 6.4m (21' 0") (max)

**MAX SHOP DEPTH** 25.5m (83' 8")

## FLOOR AREAS

**RETAIL AREA** 147m<sup>2</sup> (1,582 sq ft)

**GROUND FLOOR STORE** 4.84m<sup>2</sup> (51.88 sq ft)

Stairs lead to:-

**FIRST FLOOR ANCILLARY** 31.73m<sup>2</sup> (341.53 sq ft)  
(Ground floor loading access from Pimlico)

With loading bay, staff kitchenette and WC.

To the rear of the property there is an enclosed walled car park providing off road loading access.

## LEASE

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

## RENT

£27,500 Per Annum Exclusive.

## VAT

VAT status to be confirmed.

## BUSINESS RATES

The property has the following Rateable Value (VOA.gov.uk)

2017 List: £47,250.

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

## COSTS

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

## VIEWING

Viewing is highly recommended and can be arranged strictly 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](http://www.leasingbusinesspremises.co.uk)



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
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