

# 122-126 Union Street

Ref No: 3761

Torquay, Devon, TQ2 5QB



Substantial Town Centre Premises with Large Versatile Accommodation

Ground Floor Area Approx: 583m<sup>2</sup> (6,275 sq ft)

First Floor Total Area Approx: 169m<sup>2</sup> (1,820 sq ft)

Lower Ground Floor Total Area Approx: 444m<sup>2</sup> (4,779 sq ft)

Available with Vacant Possession

Annual Rental of £58,000

Interested in this property?  
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## DESCRIPTION

This large and prominent retail frontage offers any occupier a great opportunity to take a notable position on Union Street, Torquay's main high street. Boasting a generous retail space, the property benefits from large first floor office and staff areas and an excellent provision for warehousing on both the lower ground floor and ground floor rear.

Currently arranged as a single retail unit, the flexible accommodation could be altered to suit a variety of occupiers and uses (subject to consent).

Nearby occupiers include McDonald's, Natwest, Superdrug and a number of national retailers within the Union Square Shopping Centre. Merlin cinemas are also developing a 13 screen cinema opening 20/2021.

The accommodation briefly comprises:-

## GROUND FLOOR AREA

Approximately: 583m<sup>2</sup> (6,275 sq ft)

## FIRST FLOOR STORE & STAFF ROOMS

Approximately: 169m<sup>2</sup> (1,820 sq ft)

## BASEMENT STORAGE

Approximately: 444m<sup>2</sup> (4,779 sq ft)

## TENURE

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

## RATEABLE VALUE

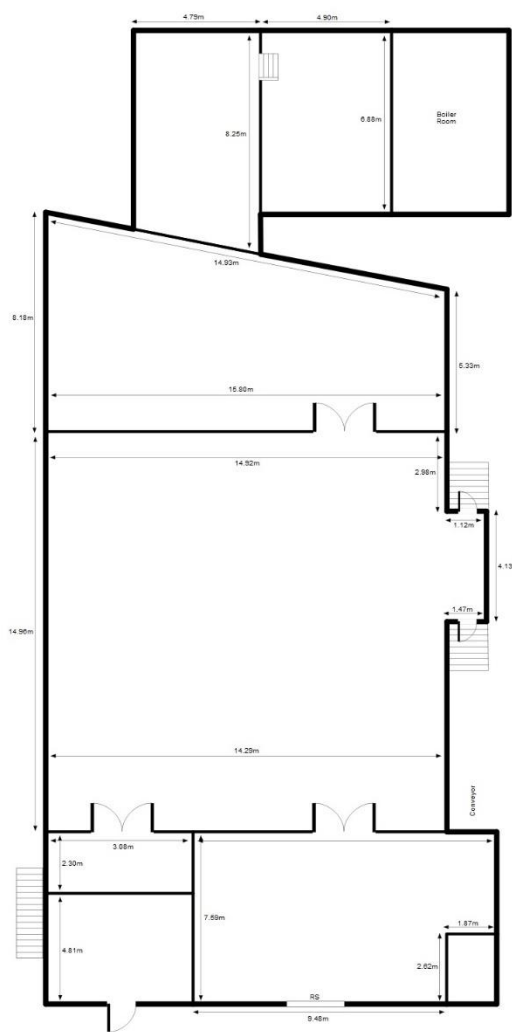
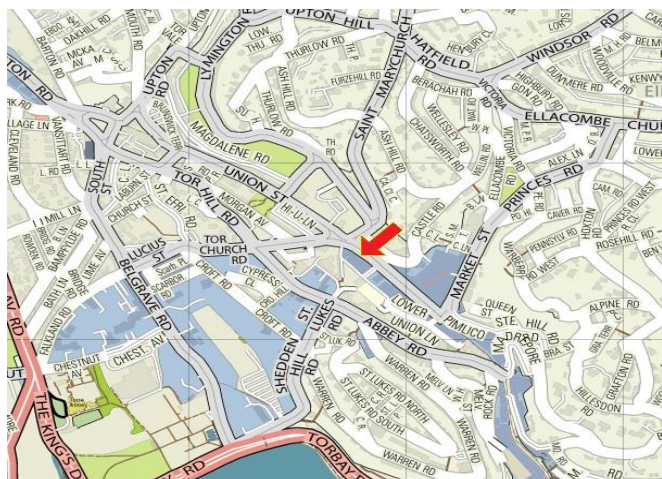
2017 List: £61,500.

**Please note this is not Rates Payable.** Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

## EPC AWAITED

## VIEWING

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



Basement Floor

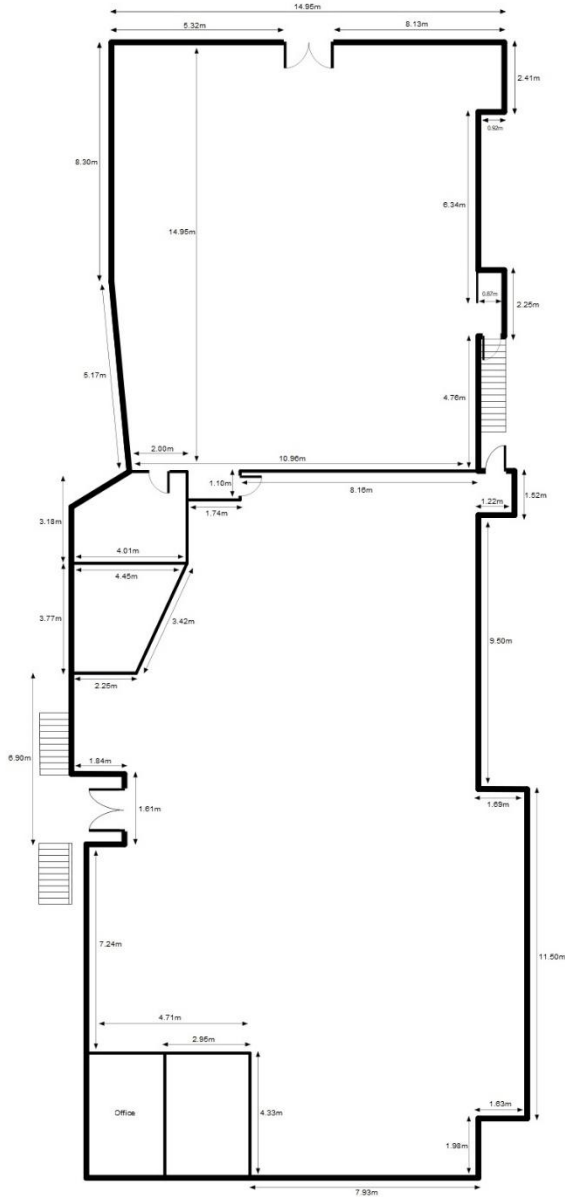
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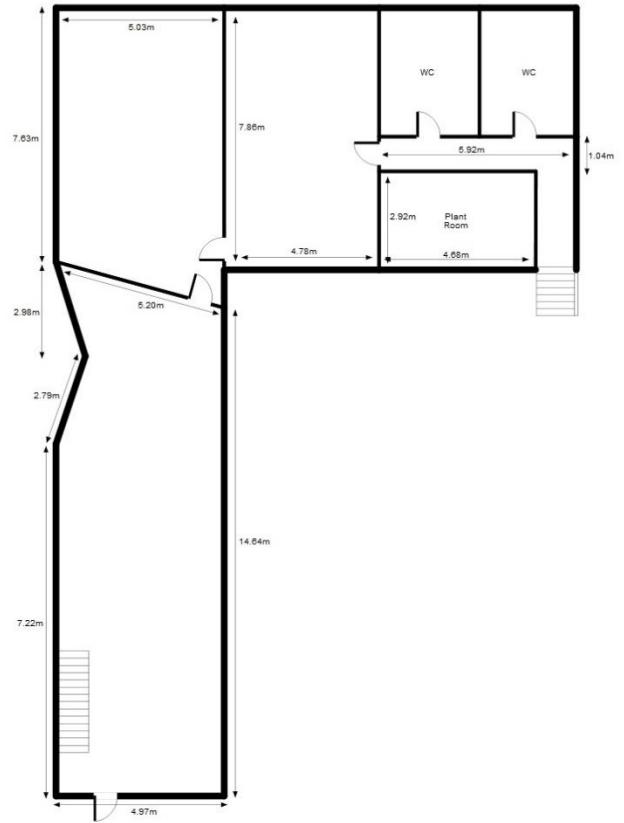


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Ground Floor



First Floor

Illustration for identification only - not to scale  
Made with Visual Floor Planner  
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29/30 Fleet Street  
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