

18-20 Union Street

Ref No: 3965

Torquay, Devon, TQ2 5PL



Highly Visible Corner Unit Available To Let

Prime Town Centre Location

Retail Accommodation Approximately 159m² (1,711 sq ft)

Enviably Trading Position on Torquay's Pedestrianised High Street

Suitable for a Wide Variety of Occupiers (Subject to Consents)

Annual Rental of £35,000

Interested in this property?
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DESCRIPTION

The property comprises a ground floor retail unit, enjoying a prominent corner position making it highly visible and due to its flexible layout suitable for a wide variety of occupiers, subject to consents. In addition to the retail space available, there is additional basement storage available to be used.

The property is situated at the 100% prime southern end of the pedestrianised section of Union Street and enjoys high footfall. Neighbouring occupiers including national operators such as Three Mobile, Primark, Costa Coffee and WH Smith.

The accommodation briefly comprises:-

GROUND FLOOR RETAIL AREA

159m² (1,711 sq ft)

Including:-

LADIES & GENTS WC'S

BASEMENT STORAGE AREA

20' 0" x 32' 11" (6.09m x 10.04m) (max)

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: £67,500

Please note this is not Rates Payable and is for the whole property. The premises will require revaluation upon separation of the upper parts.

Interested parties are advised to make their enquiries with the Local Billing Authority, Torbay Council.

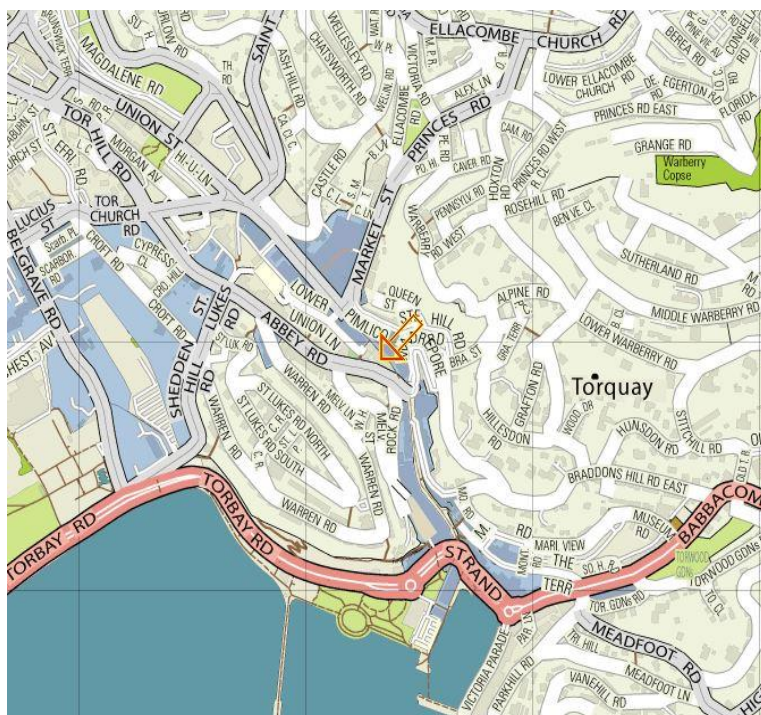
EPC RATING D

VIEWING

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

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.lettingbusinesspremises.co.uk



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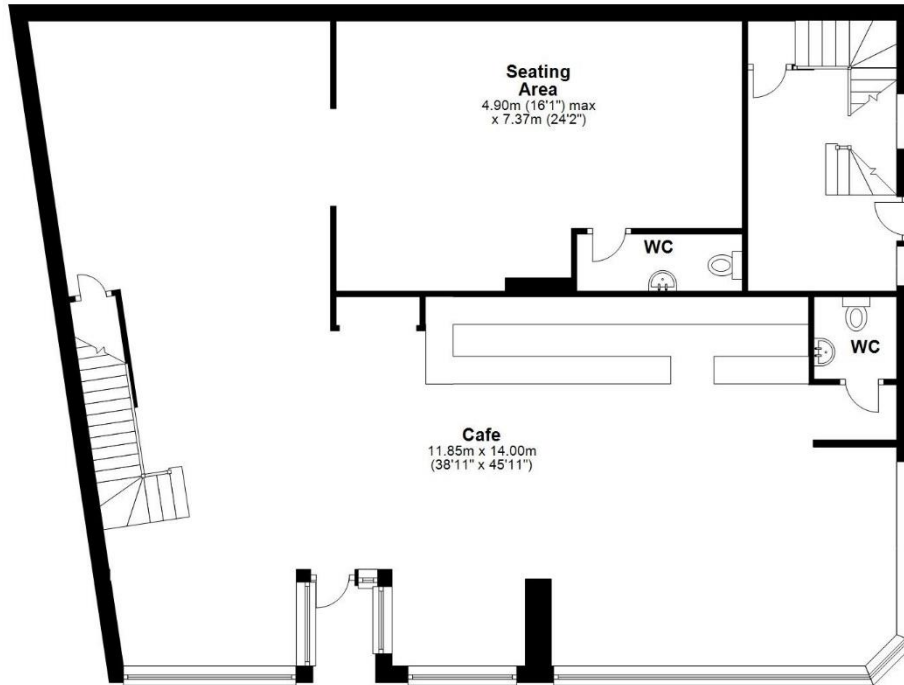


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Ground Floor

Approx. 171.1 sq. metres (1841.8 sq. feet)



Lower Ground Floor

Approx. 60.8 sq. metres (654.8 sq. feet)



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.

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