

264-266 Union Street

Ref No: 4740

Torquay, Devon, TQ2 5QU



Double Fronted Retail Unit in Town Centre

Situated in Torre Benefitting from Town Centre Amenities

Gross Internal Area Approx 71m² (764 sq ft)

Free Local Parking & Further Long Stay Parking Available

100% Business Rates Relief for Qualifying Small Businesses

Annual Rental of £7,000

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LOCATION

The property is situated at the higher end of Union Street, in the busy Torre district of central Torquay. This is an ideal business location, close to the town centre amenities but with the benefit of free parking immediately outside and longer stay car parking at Brunswick car park.

The Torre area has become a popular trading location for small independent retailers and professional businesses. The location is convenient for office occupiers, being at the very heart of Torquay with the town centre shops close at hand.

DESCRIPTION

264-266 Union Street is a double fronted retail unit, providing ample display space for small business occupiers. The retail unit has been used as a bridal shop for many years and has been kept in a good, clean condition. The main retail area is approx. 42m² (452 sq ft) with additional storage areas and office rooms providing ample space for various occupiers.

The accommodation briefly comprises:-

RETAIL AREA

27' 10" x 16' 7" (8.48m x 5.05m)

OFFICE

12' 5" x 11' 7" (3.78m x 3.52m)

STORE

16' 6" x 9' 10" (5.04m x 3.00m) (max)

KITCHENETTE

10' 10" x 10' 11" (3.29m x 3.32m)

WC

TENURE

The premises are available by way of a new lease, exact terms and lease length to be agreed by negotiation.

BUSINESS RATES

2023 List: £7,400.

Please note this is not Rates Payable. 100% Small Business Rate Relief will be available to eligible parties. Interested parties are advised to contact the Local Billing Authority, Torbay Council for further details.

EPC AWAITED

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.leasingbusinesspremises.co.uk



www.bettesworths.co.uk

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