

10 Union Street

Ref No: 4814

Torquay, Devon, TQ2 5PL



Prime Retail Shop Available on Competitive Terms

Retail Area Approx. 82m² (882 sq ft)

Enviably Trading Position in Torquay's Prime Retail Area

First and Second Floor Ancillary with Staff Facilities

Pedestrianised Section of High Street with High Footfall

PRICE ON APPLICATION

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



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Torquay, Devon, TQ2 5PL

LOCATION

The premises occupy an enviable trading position in Torquay's prime retail area at the pedestrianised southern end of Union Street. This area is becoming a highly sort after location for national occupiers with the recent relocations of Shoezone, Superdrug and O2 so this pedestrianised stretch of the high street. Other notable retailers in the immediate vicinity include 3 Mobile Phones, Primark, WHSmith, Waterstones, Vodafone and Costa.

DESCRIPTION

The property comprises a retail area with office, storage, and staff facilities at first and second floor levels. The property was previously occupied by a Jewellers and as such is arranged with an arcade frontage. This may be changed by the landlord to a traditional shop front on agreement with a new tenant.

The accommodation briefly comprises:-

RETAIL AREA

FRONTAGE

21' 3" (6.48m)

DEPTH

41' 8" (12.70m)

Stairs leading to upper floors: -

FIRST FLOOR

STORE

18' 8" x 10' 6" (5.69m x 3.21m)

STORE

12' 5" x 10' 3" (3.79m x 3.13m)

KITCHENETTE

LADIES & GENTS WCS

SECOND FLOOR

STORE

17' 11" x 10' 0" (5.47m x 3.06m)

STORE

10' 5" x 10' 1" (3.18m x 3.07m)

LEASE

The property is available by way of a new FRI Lease with exact terms and lease length to be agreed by negotiation.

BUSINESS RATES

2023 List: £25,500.

Please note that this is not Rates Payable. Interested parties are advised to contact the Local Billing Authority, Torbay Council.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

EPC RATING C

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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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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