

# 240 Union Street

Ref No: 4945

Torquay, Devon, TQ2 5QS



## Ground Floor Retail Shop on Union Street

Gross Area Approx: 85m<sup>2</sup> (914 sq ft)

Close to Torquay Town Centre

Eligible Parties can Claim up to 100% Small Business Rate Relief

Suitable for Alternative Uses (STP)

Annual Rental of £6,000

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# 240 Union Street

Torquay, Devon, TQ2 5QS

## LOCATION

Union Street is Torquay's principal retail high street. 240 Union Street is located at the top end of the street, that links the town centre with the residential areas of Torre and Upton.

This location benefits from steady flow of traffic through the one-way system and footfall from shoppers, workers from the many nearby offices and Town Hall as well as those using the route to town from nearby residential areas.

## DESCRIPTION

A well-presented Ground Floor lock up shop with large display windows with good visibility to vehicular and pedestrian traffic. Directly outside the premises is parking with further parking available in the nearby Local Authority car park.

The accommodation briefly comprises:-

### RETAIL AREA 1

18' 3" x 27' 0" (5.56m x 8.23m) (max)

### STOREROOM

11' 3" x 14' 11" (3.431m x 4.556m) (max)

### WC

### KITCHENETTE

### LEASE

The property is available by way of a new Full Repairing and Insuring Lease, terms to be negotiated. Interested parties are advised to speak to the Agents, Bettesworths for further information.

### BUSINESS RATES

2023 List: £8,200.

**Please note this is not Rates Payable.** Eligible parties can claim 100% Small Business Rate Relief. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

### LEGAL COSTS

Both parties are to bear their own legal costs incurred in any transaction.

### 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](http://www.lettingbusinesspremises.co.uk)



[www.bettesworths.co.uk](http://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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