

42-44 Union Street

Ref No: 4981

Torquay, Devon, TQ2 5PW



Prime Retail Unit on Torquay's Pedestrianised High Street

Located in the Very Centre of Torquay Town

Ground and First Floor Retail Area Approx: 454m² (4,887 sq ft)

Ancillary Storage on First Floor and Basement Approx. 87m² (936 sq ft)

Lane to the Rear with Loading Bay for Deliveries

Annual Rental Of £30,000

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



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LOCATION

The property occupies a highly visible trading position on Torquay's main high street, at the pedestrianised southern end of Union Street. Connecting the upper part of Torquay town centre to Fleet Street/Fleet Walk and Torquay's harbourside, this location benefits from a high level of footfall. Neighbouring occupiers include national operators such as Primark, EE, Superdrug, and JD Sports.

DESCRIPTION

The property is comprised of a ground floor sales area (approx. 246m²/ 2,648 sq ft), first floor sales area (approx. 208m²/ 2,239 sq ft), storage on first floor and basement and staff facilities & WCs on the second floor. The sales area benefits from a large frontage (11.33m) and window displays (1.6m deep), on to the busy pedestrianised section of Union Street. The property benefits from rear access onto Lower Union Lane, with a loading bay, which is suitable for deliveries throughout the day.

The accommodation briefly comprises:-

GROUND FLOOR

RETAIL AREA

68' 1" x 37' 2" (20.76m x 11.33m)

CHANGING ROOMS

31' 0" x 9' 11" (9.45m x 3.03m)

FIRST FLOOR

RETAIL AREA

59' 9" x 37' 6" (18.22m x 11.42m)

STOCK ROOM

24' 3" x 22' 9" (7.38m x 6.93m)

SECOND FLOOR

KITCHENETTE/ BREAK ROOM

13' 9" x 9' 11" (4.20m x 3.03m)

STORE

15' 8" x 3' 11" (4.77m x 1.19m)

WCS X 3

BASEMENT

22' 0" x 17' 7" (6.71m x 5.36m)

ACCESS

There is a large staircase at the front of the premises which connects the ground floor retail area to the first-floor retail area.

To the rear of the premises is a staff only staircase which connects all the floors and has access to Union Lane at the rear of the property, where deliveries can be taken from.

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

2023 List: £72,500.

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

EPC 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.leasingbusinesspremises.co.uk

www.bettesworths.co.uk
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