

Unit 2 Union House

Ref No: 4706

89 Union Street, Torquay, Devon, TQ1 3YA



Purpose Built Town Centre Retail Unit

Clear Shell, Ready for Fit Out/Occupation

Net Retail Area: 145m² (1,558 sq ft) with Ancillary

Adjacent to Halifax & MyDentist. Opposite Merlin Cinema

New Lease – Terms to be Agreed

Annual Rental of £15,000 + VAT



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LOCATION

The property is located on the northern side of Union Street, Torquay's principle shopping high street.

The shop forms part of Union House, which is a purpose built block of five retail units and four floors of office accommodation over.

Nearby occupiers include MyDentist, Halifax Bank, Merlin Cinemas, Specsavers, Savers, TUI and McDonalds.

DESCRIPTION

Unit 3 Union House is a regular shape open retail space, suitable for a variety of tenant uses and fit outs.

The accommodation is predominantly laid out in the open ground floor, with a small stock room, WC and kitchen at first floor level.

DIMENSIONS & AREAS

FRONTAGE

17' 9" (5.4m)

BUILT DEPTH

87' 11" (26.8m)

(Currently partitioned at 50' 11" (15.52m) depth).

FIRST FLOOR

STOCK ROOM

73' 3" (22.33m)

KITCHENETTE

WC

FIRE ESCAPE

TENURE

The property is available by way of a new Effective Full Repairing and Insuring lease.

SERVICE CHARGE

The tenant's Repairing and Insuring liabilities are covered by a service charge. Service charge estimate available from the agent upon request.

BUSINESS RATES

The property has the following Rateable Value

2023 List: £16,000.

Please note this is not Rates Payable. Interested parties can make enquiries with the agents as to approximate annual Rates Payable.

VAT

VAT is chargeable on rent and all outgoings.

UTILITIES

To be confirmed.

RENT

£15,000 + VAT per annum.

LEGAL COSTS

Each party to bear their own legal cost occurred in any transaction.

EPC RATING B

VIEWING

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



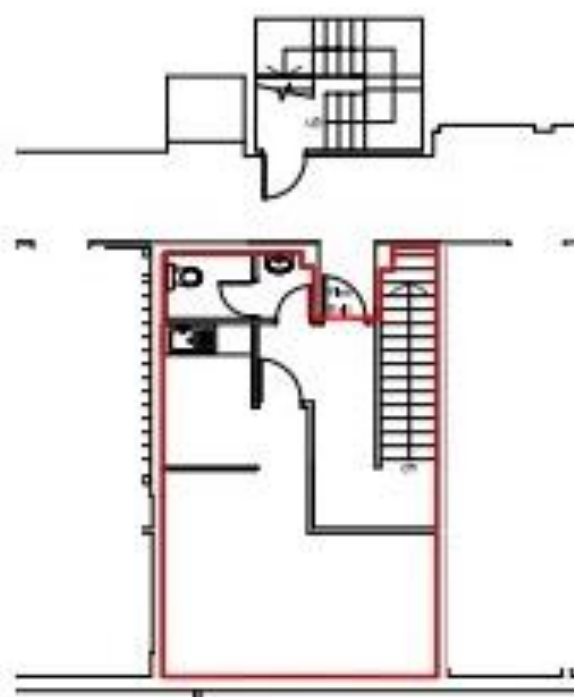
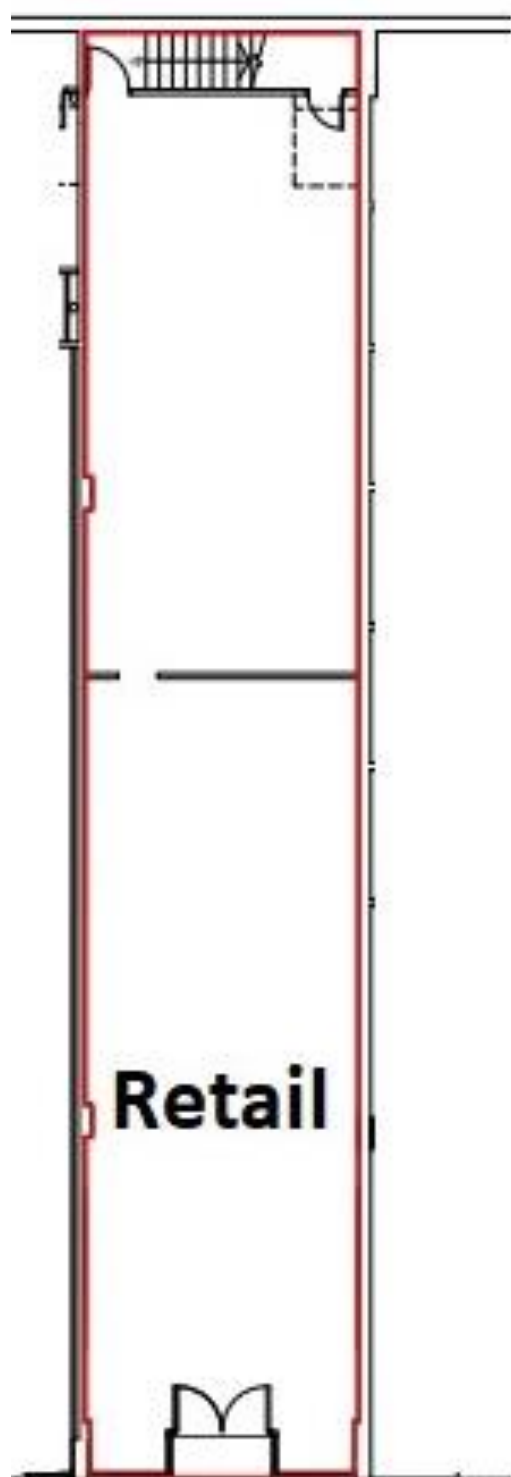
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First Floor

UNION STREET

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