

120 Union Street

Ref No: 5404

Torquay, Devon, TQ2 5QB



## Prominently Located Retail Premises in Town Centre

Highly Visible Frontage at the Top of Torquay Town Centre

Ground Floor Area Approx. 68m<sup>2</sup> / Ancillary Area Approx. 146m<sup>2</sup>

Nearby On-Street Disabled Parking and Loading Bay

Previously Operated as a Charity Shop, Suitable for Alternative Uses

Annual Rental of £14,500

Interested in this property?

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## LOCATION

120 Union Street occupies a prominent position at the top of Torquay's town centre. This section of Union Street benefits from strong footfall, good vehicular access and excellent visibility, making it ideal for businesses seeking strong presence.

Nearby occupiers include local independents, national retailers and the local council offices. The area is well served by public transport and amenities, making it a convenient base for a variety of uses including office or general retail.

## DESCRIPTION

This versatile commercial unit is arranged with a large ground floor retail unit with ample ancillary storage in the backroom and WC, supplemented by two floors of office and storage space.

The first floor benefits from two WC's and a staff room. The basement is split up into a main room with multiple storerooms and rear access to a bin store and rear access to the property.

The accommodation briefly comprises:-

### GROUND FLOOR

#### RETAIL AREA

35' 2" x 17' 0" (10.73m x 5.18m)

#### STORE ROOM

13' 7" x 10' 6" (4.15m x 3.2m)

#### WC

### FIRST FLOOR

#### FRONT OFFICE

17' 7" x 11' 10" (5.36m x 3.6m)

#### REAR OFFICE

13' 5" x 12' 0" (4.08m x 3.66m)

#### STAFF ROOM

12' 11" x 7' 11" (3.94m x 2.42m)

#### MALE WC

#### FEMALE WC

### SECOND FLOOR

#### ROOM 1

17' 11" x 8' 9" (5.47m x 2.66m)

#### ROOM 2

8' 8" x 9' 6" (2.64m x 2.90m)

### BASEMENT

#### MAIN ROOM

16' 10" x 33' 0" (5.13m x 10.05m)

#### FRONT STORE

17' 9" x 4' 7" (5.42m x 1.40m)

#### REAR STORE

9' 9" x 25' 2" (2.97m x 7.68m)

#### TENURE

The property is available by way of a new lease, with exact lease terms to be agreed on negotiation.

#### BUSINESS RATES

2023 List: £14,250

2026 List: £8,600

Please note this is not the Rates Payable amount. As of April 2026, eligible parties will be able to claim 100% Small Business Rates Relief. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

#### VAT

The property is not elected for VAT and therefore is not chargeable on rent.

#### LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

#### 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)

Interested in this property?

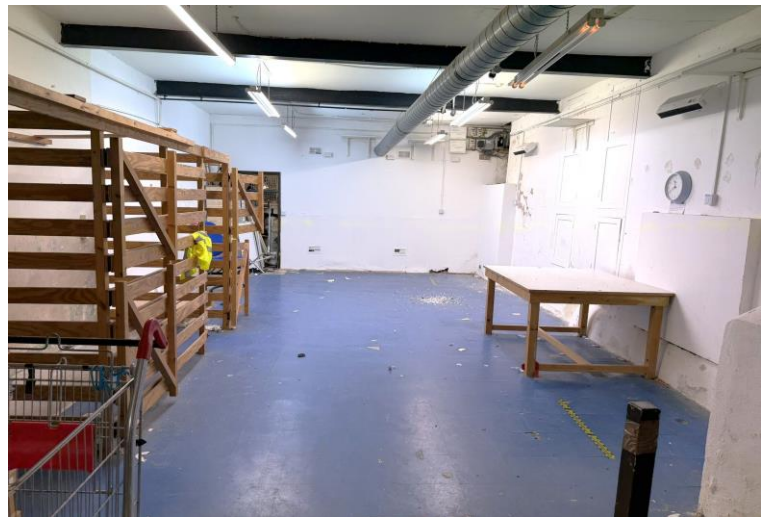
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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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