

87 Union Street

Ref No: 5212

Torquay, Devon, TQ1 3DG



Centrally Located Retail Premises

Retail Sales Area 120m² (1,291 sq ft)

Office & Ancillary Space at First & Second Floor (88m²)

High Footfall & Strong Public Transport Links

Well Presented Internally - New Lease Terms to be Agreed

Annual Rental of £20,000

Interested in this property?

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LOCATION

This prime high street retail unit is in an excellent position on Union Street, adjacent to Savers, Specsavers, Halifax and opposite Torquay's new multi-screen Central Cinema. The entrance to the Union Square Shopping Centre is approximately 30 yards from the property.

DESCRIPTION

87 Union Street comprises a ground floor retail shop, with further, first and second floor ancillary space.

The property has an attractive display shop frontage and is well located in the heart of Union Street in central Torquay.

The accommodation briefly comprises:-

FRONTAGE

22' 0" (6.7m)

DEPTH

55' 1" (16.8m)

NET INTERNAL RETAIL AREA

120m² (1,291 sq ft)

FIRST FLOOR ANCILLARY & OFFICE

Approx 50m² (538 sq ft)

SECOND FLOOR

Approx 38m² (409 sq ft)

TENURE

The property is to be available by way of a new Full Repairing and Insuring lease, with exact lease length and terms to be agreed by negotiation.

RENT

£20,000 per annum.

BUSINESS RATES

2026 List: £12,750.

Please note this is not Rates Payable. Interested parties are advised to contact the Agents for indication as to possible Rates Payable.

VAT

VAT status to be confirmed.

LEGAL COSTS

Each party are to bear their own proper legal costs incurred in any transaction.

VIEWING

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

EPC RATING C

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



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Approximate Gross Internal Area
3574 sq ft - 332 sq m



Not to Scale. Produced by The Plan Portal 2025
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www.bettesworths.co.uk
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Devon
TQ1 4NB



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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