

Confidential

Ref No: 4797

Union Street, Torquay, Devon



CONFIDENTIAL

Prime Retail Unit on Torquay's Pedestrianised High Street

Located in the Centre of Torquay Town

Retail Area Approx: 91m² (980 sq ft)

Large Ancillary Storage Across First & Second Floors

Offered to Let with High Spec Retail Fit Out

Annual Rental of £25,000

Interested in this property?
T.01803 21 20 21 [bettesworths.co.uk](https://www.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 comprises of a ground floor sales area (approx. 91m²/980 sq ft), with staff facilities, ancillary storage & WCs on the first and second floors. The sales area benefits from a large frontage (7.47m), on to the busy pedestrianised section of Union Street. The property has been renovated with a high spec retail fit out and is offered to let in its current condition.

The accommodation briefly comprises:-

GROUND FLOOR

SALES AREA

24' 6" x 35' 4" (7.47m x 10.76m) (max)

CHANGING ROOM

9' 11" x 9' 0" (3.03m x 2.74m)

FIRST FLOOR

26' 4" x 28' 5" (8.03m x 8.65m) (max)

69.4m² (747 sq ft).

Arranged as a large open stock room with a partitioned Kitchenette.

SECOND FLOOR

26' 10" x 18' 9" (8.17m x 5.72m)

46.7m² (502 sq ft).

Arranged as smaller storerooms with a WC.

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

Due to it's confidential marketing, the exact rateable value has been excluded from the marketing particulars.

The rateable value is between £35,000 and £45,000.

Interested parties may request the exact rateable value from the agents.

EPC RATING D

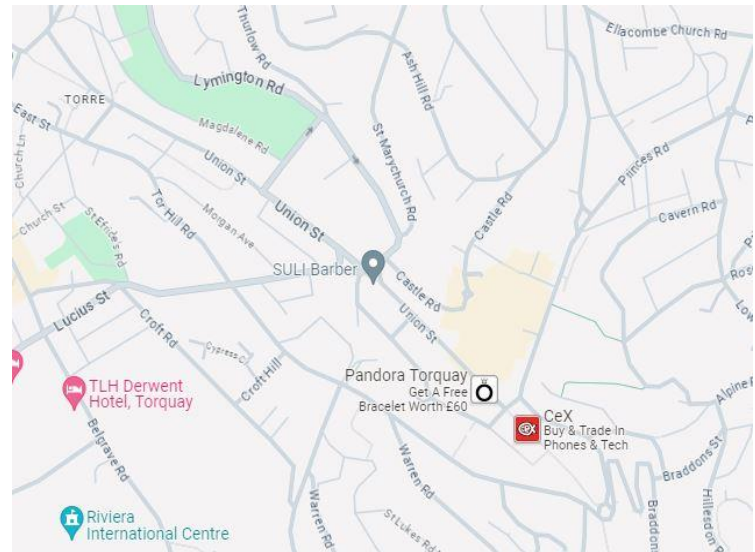
VIEWING

Viewings 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



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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