

122-126 Union Street

Ref No: 4792

Torquay, Devon, TQ2 5QB



Superbly Presented Town Centre Commercial Premises (Suitable for Office or Retail Use)

Ground Floor Approx: 583m² (6,725 sq ft) - First Floor Approx: 169m² (1,820 sq ft)

Lower Ground Floor Approx: 444m² (4,479 sq ft)

Government Standard High Specification Internal Fit Out

Mainly Large Open Flexible Working Areas

Annual Rental of £58,000

Interested in this property?

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DESCRIPTION

The property is a large wide retail fronted premises on Union Street in Torquay. Union Street is Torquay's main shopping high street, meaning that occupiers will benefit from all expected town centre amenities and retail offering. This is a very convenient building from which to work.

The property (most recently occupied by the department for work and pensions) has been subject within the last 5 years to a comprehensive refurbishment and refit to provide government standard accommodation finish throughout.

The property would suit a variety of occupiers and uses (subject to consents) being mainly open plan, large, flexible spaces.

Nearby occupiers include Natwest, WBW Solicitors, NHS, Torbay Council, Merlin Cinema and a variety of multiple national and independent retailers and office occupiers.

The accommodation briefly comprises:-

GROUND FLOOR

Approximately: 583m² (6,275 sq ft)

FIRST FLOOR & STAFF ANCILLARY

Approximately: 169m² (1,820 sq ft)

LOWER GROUND FLOOR OFFICE

Approximately: 444m² (4,779 sq ft)

TENURE

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

RATEABLE VALUE

2023 List: £55,000.

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 C

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettsworths. 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

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Ground Floor

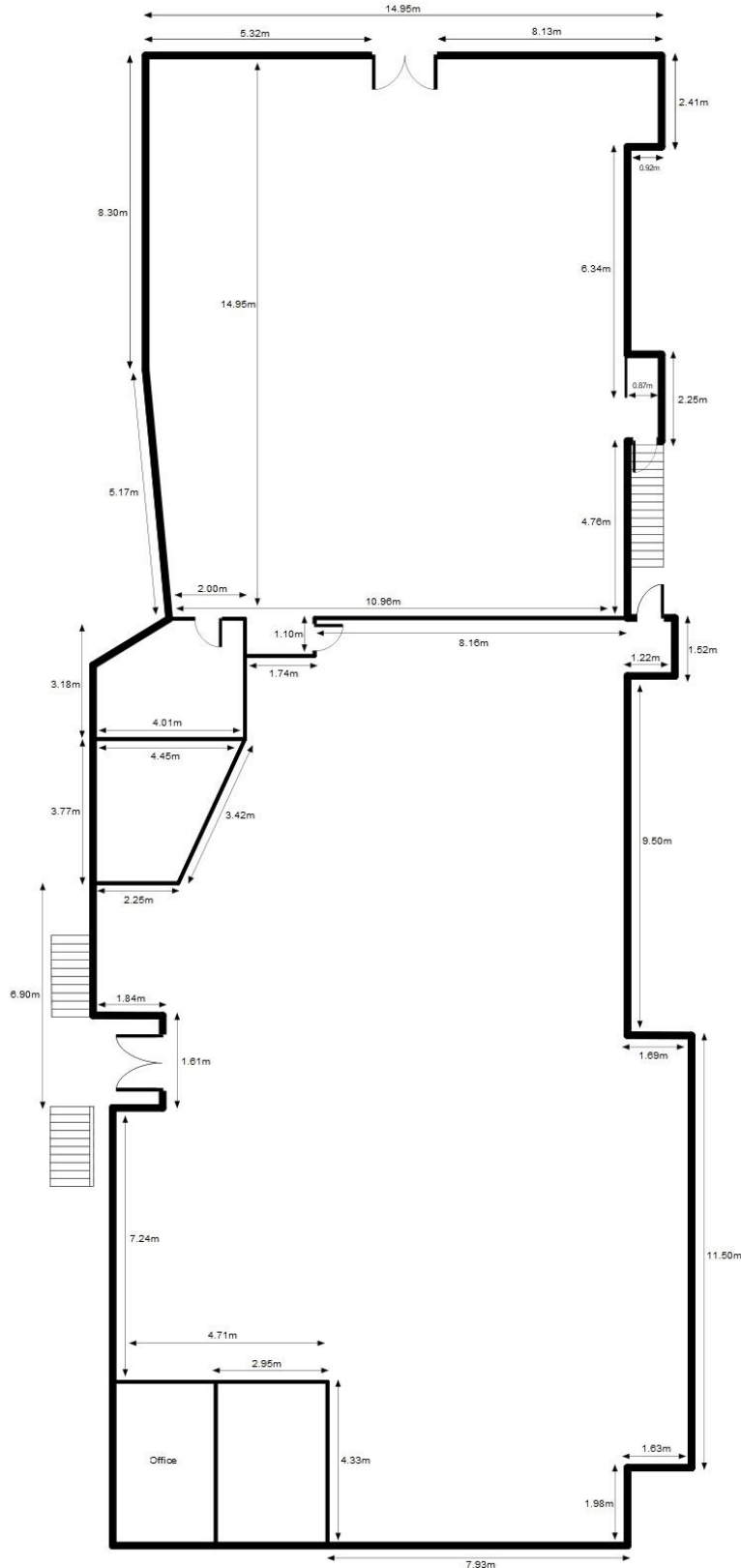


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Family Business
3 Generations
Since 1943



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First Floor

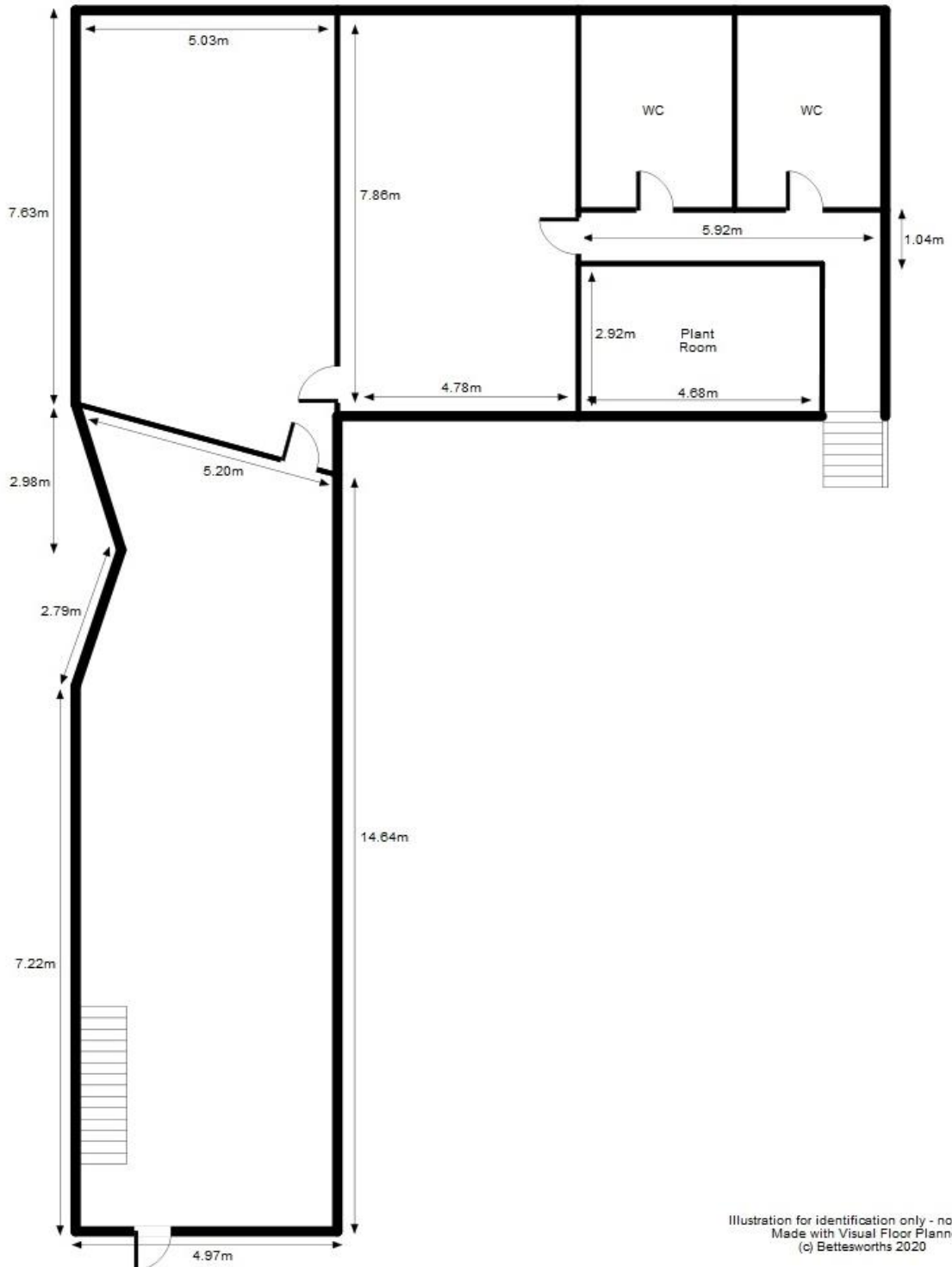


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Lower Ground Floor

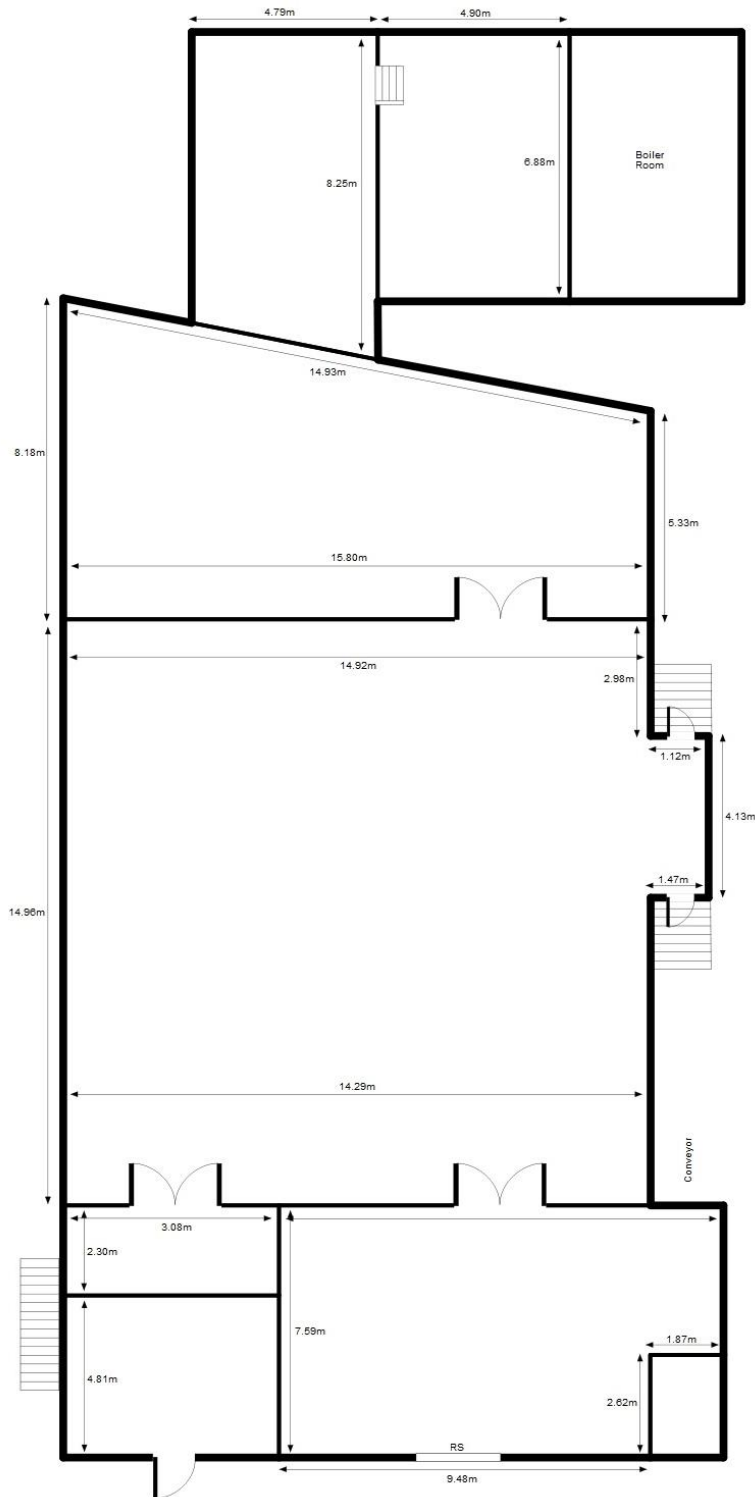


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www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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