

Office at 46 Union Street

Ref No: 4967

Torquay, Devon, TQ2 5PW



Self-Contained Office in Town Centre Location

Office Accommodation of Approx. 22m² (236 sq ft)

Located on the Corner of Torquay's High Street

Recently Refurbished to a High Standard

Eligible for 100% Small Business Rates Relief

Annual Rental of £4,000

Interested in this property?
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Office at 46 Union Street

Torquay, Devon, TQ2 5PW

DESCRIPTION

Occupying a visible position on the corner of Torquay's main high street, the office is in an enviable position for occupiers that need a visible office in an easily accessible location. The office benefits from the local amenities of the town centre, with local bus routes and council car parks easily accessible.

The office has been refurbished to a white box standard ready for an office user to occupy and has now been fitted with carpet tiles. The office is self-contained with an independent front door onto Market Street and is metred for electric and water.

The accommodation briefly comprises:-

OFFICE

Internal Area Approx. 22m² (236 sq ft).

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

2023 List: £2,750.

Please note this is not Rates Payable. 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.

VIEWING

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



www.bettsworths.co.uk
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