

Unit 2 Union House

Ref No: 5121

89 Union Street, Torquay, Devon, TQ1 3YA



Office Unit in Torquay High Street

Ready to Occupy – Arranged as Reception, Private Offices & Staff Facilities

Ground Floor Area: Approximately 140m² (1,506 sq ft)

First Floor Break Room: Approximately 23m² (247 sq ft)

Potential to Reconfigure to Create Open Plan Office Space

Annual Rental of £15,000 + VAT

Interested in this property?

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LOCATION

This property is located on the northern side of Union Street, thoroughfare. The shop forms part of Union House, a purpose-built development featuring five retail units and four floors of office accommodation above.

The unit is ideally situated with nearby occupiers including, McDonald's, MyDentist, and both Halifax and NatWest banks. It benefits from excellent visibility and accessibility, being located next to a multi-storey car park.

DESCRIPTION

Currently configured to a reception area and an admin room separated with a Glazed partition. The corridor is secured with security doors, restricting access from the main reception to the staff areas.

The ground floor is also split into 3 private offices and a Store cupboard. The building has fire systems already in place and security alarms for the unit.

The upstairs break area has a decent sized kitchenette area with a dishwasher and storage.

The accommodation briefly comprises:-

RECEPTION

17' 0" x 18' 8" (5.18m x 5.698m)

DISABLED WC

ADMIN ROOM

11' 4" x 11' 3" (3.462m x 3.428m)

OFFICE 1

11' 5" x 12' 5" (3.469m x 3.796m)

OFFICE 2

11' 5" x 12' 5" (3.469m x 3.796m)

OFFICE 3

11' 5" x 12' 6" (3.485m x 3.804m)

STORE

5' 3" x 11' 3" (1.596m x 3.437m)

COMMS ROOM

5' 3" x 8' 5" (1.589m x 2.567m)

FIRST FLOOR

LADIES WC

MENS WC

CLEANER STORE

3' 6" x 4' 3" (1.064m x 1.299m)

BREAKOUT AREA

14' 5" x 17' 1" (4.4m x 5.2m)

FIRE ESCAPE

TENURE

The property is available by way of a new Internal Repairing and Insuring lease, with a service charge payable for external upkeep. Exact lease terms are to be agreed on negotiation.

RENT

£15,000 per annum + VAT.

BUSINESS RATES

2023 List: £15,500

Please note this is not the Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

LEGAL COSTS

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

EPC RATING B

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.leasingbusinesspremises.co.uk

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www.bettesworths.co.uk
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