

205 Union Street

Ref No: 5151

Torquay, Devon, TQ1 4BY



Well Presented Professional Office in Torquay Town

Situated in Torre Close to Local Amenities

Net Internal Area Approx 96m² (1,033 sq ft)

Free Local Parking & Further Long Stay Parking Available

100% Rates Relief for Qualifying Small Businesses

Annual Rental of £7,200

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LOCATION

The property is situated at the higher end of Union Street, in the busy Torre district of central Torquay. This is an ideal business location, close to the town centre amenities but with the benefit of free parking immediately outside and longer stay car parking at Brunswick car park.

The Torre area has become a popular trading location for small independent retailers and professional businesses. The location is convenient for office occupiers, being at the very heart of Torquay with the town centre shops close at hand.

DESCRIPTION

205 Union Street is a retail fronted office on ground and basement floors, providing ample space for small business occupiers in a smart working environment. The offices are in good order and ready for occupation.

The accommodation briefly comprises:-

GROUND FLOOR OFFICE

25' 7" x 14' 11" (7.79m x 4.54m)

REAR OFFICE

10' 11" x 8' 4" (3.32m x 2.53m)

With double doors connecting to:-

REAR OFFICE

10' 9" x 9' 11" (3.28m x 3.02m)

Stairs lead down to:-

BASEMENT OFFICE

22' 5" x 16' 7" (6.82m x 5.06m)

KITCHEN

10' 1" x 9' 9" (3.07m x 2.96m)

WC

EXTERNAL

A staircase from the kitchen leads down to a parking space at the rear of the property.

The parking space is accessed via an unadopted lane off Magdalene Road.

TENURE

The premises are available by way of a new lease, exact terms and lease length to be agreed by negotiation.

BUSINESS RATES

2023 List: £5,700.

Please note this is not Rates Payable. 100% Small Business Rate Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

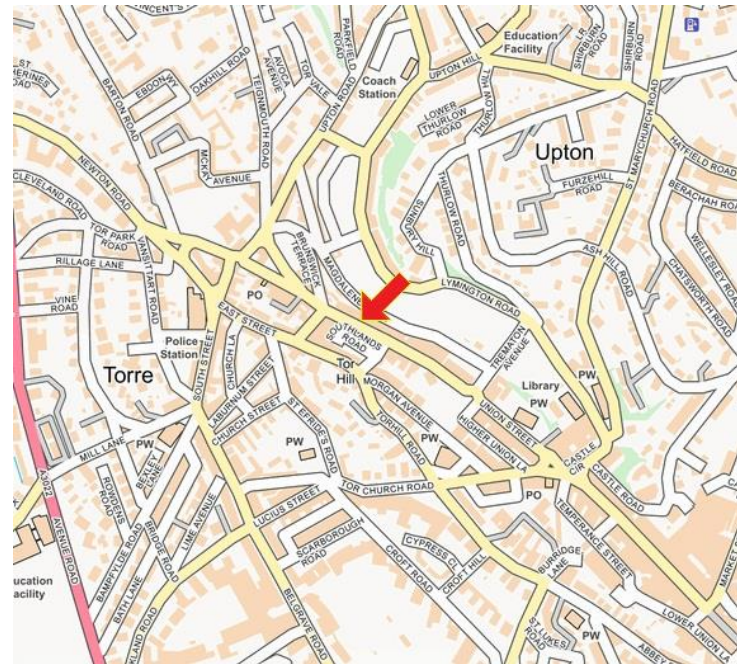
EPC RATING E

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.lettingbusinesspremises.co.uk



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