

# 38-40 Union Street

Ref No: 4029

Torquay, Devon, TQ2 5PW



## Prime Retail Unit on Torquay's Pedestrianised High Street

Located in the Very Centre of Torquay Town

Retail Area Approx: 208m<sup>2</sup> (2,238sq ft)

Further Ancillary on First & Second Floors

Lane to the Rear Suitable for Loading

Annual Rental of £34,500

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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, HSamuel and JD Sports.

## DESCRIPTION

The property comprises of a ground floor sales area (approx. 2,238sq ft), with storage and offices to the rear and further storage and staff facilities across the first and second floors. The sales area benefits from a large frontage (10.6m), on to the busy pedestrianised section of Union Street. The property also benefits from rear access onto Lower Union Lane, which is suitable for deliveries.

The accommodation briefly comprises:-

### GROUND FLOOR

#### SALES AREA

34' 9" x 64' 0" (10.6m x 19.5m)

#### STORAGE

16' 9" x 14' 1" (5.1m x 4.3m)

Double doors to Lower Union Lane.

#### OFFICE

14' 1" x 7' 10" (4.3m x 2.4m)

### FIRST FLOOR

#### STORAGE

36' 9" x 13' 1" (11.2m x 4.0m)

#### KITCHENETTE

8' 6" x 7' 10" (2.6m x 2.4m)

#### LADIES & GENTS TOILETS

### SECOND FLOOR

#### STORE 1

11' 2" x 10' 6" (3.4m x 3.2m)

#### STORE 2

22' 0" x 18' 4" (6.7m x 5.6m)

## 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: £62,500.

**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 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](http://www.leasingbusinesspremises.co.uk)



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
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