

# 86 Union Street

Ref No: 4474

Torquay, Devon, TQ2 5PY



## Prime Town Centre Retail Unit

Retail Area Approx: 105m<sup>2</sup> (1,130 sq ft)

Large Basement Storage & First Floor Ancillary

Visible Frontage on Torquay's High Street

In the Heart of Torquay's Principal Shopping Area

Annual Rental of £12,000

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# 86 Union Street

Torquay, Devon, TQ2 5PY

## DESCRIPTION

86 Union Street occupies a strong trading position on the busy side of Union Street, opposite the entrance of the Union Square Shopping Centre. The unit is in the vicinity of a few notable national retailers including Nationwide, Pandora, Costa Coffee, Boots and Vision Express.

The unit offers large and versatile retail accommodation, with a large and very useable basement storage of approximately 110m<sup>2</sup> (1,184 sq ft.). There is further first floor ancillary space of approximately 45m<sup>2</sup> (484 sq ft.).

The accommodation briefly comprises:-

## GROUND FLOOR

### RETAIL AREA

### NET FRONTAGE

18' 2" (5.53m)

### DEPTH

62' 6" (19.04m)

### REAR OFFICE

16' 0" x 8' 7" (4.88m x 2.62m)

### STORAGE

5' 11" x 3' 6" (1.80m x 1.07m)

### WC

## FIRST FLOOR

### OFFICE/STAFF FACILITIES

17' 2" x 18' 7" (5.24m x 5.66m)

### WC

## BASEMENT

68' 10" x 19' 2" (20.99m x 5.84m) (max)

## TENURE

The premises is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

## BUSINESS RATES

The property has been split into two business rates valuations.

### Ground, 1st & 2nd Floor

2017 List: £26,750

2023 List: £25,000

### Basement

2017 List: £2,125

2023 List: £4,750

Please note the relevant rateable value will change from April 2023.

Please note the values listed above are not Rates Payable. Interested parties should make enquiries with the Agents, as to approximate Rates Payable.

## LEGAL COSTS

Each party is to bear their own legal costs incurred in any transaction.

## VAT

All figures are quoted exclusive of VAT, which may be chargeable.

## EPC RATING D

## 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.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)

[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
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TQ1 1BB



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