

# 112 Union Street

Ref No: 4480

Torquay, Devon, TQ2 5PY



## Torquay Town Centre Retail Unit To Let

Net Retail Area Approx 137m<sup>2</sup> (1,474 sq ft)

With Excellent Usable Basement (Ground Floor at Rear) Storage

Presented as Clean Shell Ready for Tenant's Fit

New Lease - Terms to be Agreed

Annual Rental Of £15,000

Interested in this property?  
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Torquay, Devon, TQ2 5PY

## LOCATION

The property occupies an excellent prime trading pitch on Union Street in central Torquay, adjacent to McDonalds. Union Street is Torquay's principal shopping high street, along with Fleet Street. Nearby occupiers include Boots, Merlin Cinemas, NatWest Bank, MyDentist, Clarkes and a variety of multiple and independent retailers and non-retail businesses.

## DESCRIPTION

The property comprises a regular shape, open ground floor retail unit presented in shell condition, ready for tenants fit out. The lower ground floor is open storage, with rear access onto a shared loading yard level with Temperance Street.

The accommodation briefly comprises:-

### FRONTAGE

18' 8" (5.7m)

### RETAIL AREA

137m<sup>2</sup> (1,474 sq ft).

### BASEMENT STORAGE

67m<sup>2</sup> (722 sq ft).

### TENURE

The property is offered to let under a new Full Repairing and Insuring Lease with exact terms and lease length to be agreed by negotiation.

### RENT

£15,000 per annum.

### RATEABLE VALUE

We have been informed that the property has the following Rateable Value

2017 List: £23,250.

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

### VAT

Status to be confirmed.

### LEGAL COSTS

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

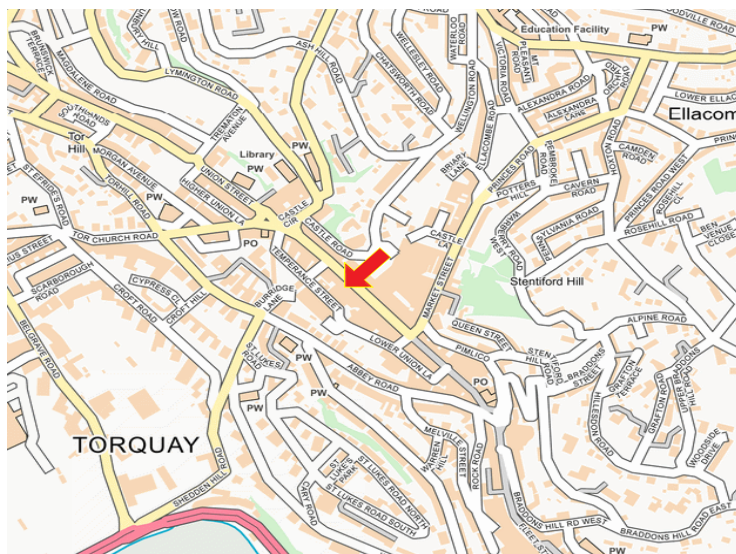
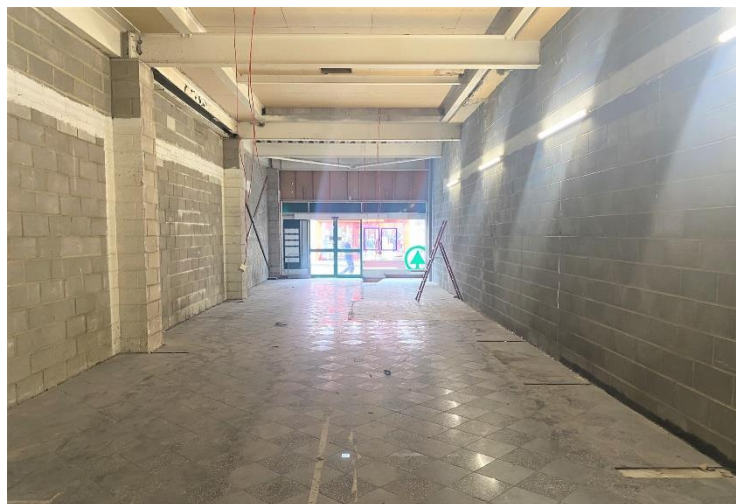
### VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettsworths. Tel. 01803 212021.

## EPC RATING E

### 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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**IMPORTANT NOTE:** Messrs Bettsworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettsworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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