

111 Union Street

Ref No: 4777

Torquay, Devon, TQ1 3DW



Well Presented Retail/Office Premises To Let

Prime Town Centre Trading Position with High Footfall

Retail Area Approx: 49m² (532 sq ft)

Excellent Display Frontage & High Spec Shop Fit

Available for Immediate Occupation

Annual Starting Rent of £6,000

Interested in this property?
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Torquay, Devon, TQ1 3DW

DESCRIPTION

An attractive retail premises offering flexible accommodation for those looking to take a highly visible pitch on Torquay's Union Street. With its excellent retail frontage this unit presents an enticing opportunity for those looking to enter the town centre at an affordable rent. The premises benefits from electric security shutter, distinctive retail frontage, a high spec shop fit and generous ancillary space.

LOCATION

Situated at the top end of Union Street, the area has seen a recent improvement in occupancy and sees high footfall driven by national occupiers such as McDonalds, Halifax Bank, Boots and the large number of national retailers presently in Union Square, a brief walk down the road.

The accommodation briefly comprises:-

RECESSED DISPLAY FRONTAGE

Providing excellent display space for goods and additional frontage for advertising.

RETAIL AREA

49.49m² (532 sq ft).

With a high spec shop fit, including built in display cabinets.

OFFICE

6.62m² (71 sq ft).

KITCHENETTE

FIRST FLOOR STORAGE ROOM

3.1m² (33 sq ft).

TENURE

The property is available by way of a new Fully Repairing and Insuring Lease, with the suggestion of a 6-year lease and a tenant's break clause after 3 years.

RENT

A stepped rent proposed over 3 years.

Year 1 £6,000 per annum.

Year 2 £8,000 per annum.

Year 3 £10,000 per annum.

BUSINESS RATES

2023 List: £12,750.

Please note this is not Rates Payable. Eligible parties will be able to claim Small Business Rates Relief.

With SBRR, the rates payable will be approximately £1,600 per annum. Interested parties are advised to speak to the local billing authority, Torbay Council, for further details on SBRR and additional available business rates relief.

LEGAL COSTS

The tenant is to cover the landlord's legal cost incurred in the creation of a lease.

STOCK

The stock is available via separate negotiations. Parties are advised to speak to the Agents, for further information.

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.lettingbusinesspremises.co.uk

www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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