

# 46 Union Street

Ref No: 4965

Torquay, Devon, TQ2 5PW



## Retail Unit in Prime Torquay Town Centre Location

Situated on a Highly Visible Corner of Union Street

Retail Area Approximately: 44m<sup>2</sup> (473 sq ft)

Further Storage, Kitchenette & WC

Viewing Highly Recommended

Annual Rental of £16,000

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

## DESCRIPTION

Occupying a highly visible trading position on the corner of Torquay's main high street. The corner position has been capitalised on by providing window frontage on both the front and side of the building. The side elevation has an enviable display up the main stretch of Union Street. The shop benefits from being in the pedestrianised area of Union Street, which has a strong footfall and shares the location with a number of national retailers such as Hays Travel, Card Factory, Warrens, EE and many more nearby.

The unit has undergone refurbishment and is ready for immediate occupation.

The accommodation briefly comprises: -

## RETAIL AREA

27' 11" X 17' 1" (8.5m x 5.2m)

Area approx. 44m<sup>2</sup> (473 sq ft)

With display windows on the front and right-hand side of the unit.

## KITCHENETTE

5' 7" x 3' 11" (1.7m x 1.2m)

## OFFICE/ STORE

11' 6" x 11' 6" (3.5m x 3.5m)

## WC

## ADDITIONAL STORAGE

There is additional storage/ office space at the back of the unit, available on separate negotiation. Interested parties are advised to speak to the agents, Bettesworths for further details.

## 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: £23,000.

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

## VIEWING

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

## EPC RATING C

### 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)

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