

# 42-44 Union Street

Ref No: 4981

Torquay, Devon, TQ2 5PW



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

Located in the Very Centre of Torquay Town

Ground and First Floor Retail Area Approx: 454m<sup>2</sup> (4,887 sq ft)

Ancillary Storage on First Floor and Basement Approx. 87m<sup>2</sup> (936 sq ft)

Lane to the Rear with Loading Bay for Deliveries

Annual Rental of £30,000

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# 42-44 Union Street

Torquay, Devon, TQ2 5PW

## 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, Superdrug, and JD Sports.

## DESCRIPTION

The property is comprised of a ground floor sales area (approx. 246m<sup>2</sup>/ 2,648 sq ft), first floor sales area (approx. 208m<sup>2</sup>/ 2,239 sq ft), storage on first floor and basement and staff facilities & WCs on the second floor. The sales area benefits from a large frontage (11.33m) and window displays (1.6m deep), on to the busy pedestrianised section of Union Street. The property benefits from rear access onto Lower Union Lane, with a loading bay, which is suitable for deliveries throughout the day.

The accommodation briefly comprises:-

### GROUND FLOOR

#### RETAIL AREA

68' 1" x 37' 2" (20.76m x 11.33m)

#### CHANGING ROOMS

31' 0" x 9' 11" (9.45m x 3.03m)

### FIRST FLOOR

#### RETAIL AREA

59' 9" x 37' 6" (18.22m x 11.42m)

#### STOCK ROOM

24' 3" x 22' 9" (7.38m x 6.93m)

### SECOND FLOOR

#### KITCHENETTE/ BREAK ROOM

13' 9" x 9' 11" (4.20m x 3.03m)

#### STORE

15' 8" x 3' 11" (4.77m x 1.19m)

#### WCS X 3

#### BASEMENT

22' 0" x 17' 7" (6.71m x 5.36m)

## ACCESS

There is a large staircase at the front of the premises which connects the ground floor retail area to the first-floor retail area.

To the rear of the premises is a staff only staircase which connects all the floors and has access to Union Lane at the rear of the property, where deliveries can be taken from.

## 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: £72,500.

**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 D

## 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)

29/30 Fleet Street  
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Devon  
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