

88 Union Street

Ref No: 4989

Torquay, Devon, TQ2 5BY



Large Ground Floor Retail Unit on Torquay High Street

Retail Area Approx: 139m² (1,500 sq ft)

Ancillary Storage on First Floor and Basement Approx: 200m² (2,155 sq ft)

Smart Ground Floor Retail Unit Ready to Trade

Neighbouring National Retailers and Service Providers

Annual Rental of £12,000

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LOCATION

Situated on Torquay's High Street, the property is located next to the recently relocated Merlin Cinema. The property is neighbouring a range of other national retailers, including Boots, Specsavers, TUI, Costa Coffee and Savers.

The property is situated on a busy stretch of the high street, with high levels of footfall and passing vehicular traffic running through the one-way system of the Town Centre. The area is serviced by local bus routes and is opposite the main taxi rank in the town.

Behind the property is the Lower Union Lane Car Park and it's covered entrance is just to the right-hand side of the property.

DESCRIPTION

The premises comprises a generous ground floor retail area of approx. 139m² (1,500 sq ft), a rear storeroom, first floor offices/storage with a staffroom, WC's and basement.

The unit can be used for commercial uses falling within Use Class E, and other alternative uses will be considered (subject to necessary consent). The retail space is clean and tidy, ready for a tenants fit out.

The accommodation briefly comprises:-

GROUND FLOOR RETAIL

139m² (1,500 sq ft)

FIRST FLOOR ANCILLARY

85m² (915 sq ft)

STAFF ROOM

STAFF WC

BASEMENT ANCILLARY

115m² (1,240 sq ft)

Access to rear.

REAR LOADING PARKING

With space for 3 cars.

TENURE

The property is available by way of a New Full Repairing and Insuring lease, with exact terms to be agreed by negotiation.

RATEABLE VALUE

2023 List: £26,500.

Please note this is not the 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 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



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