

# 179 Union Street

Ref No: 5076

Torquay, Devon, TQ1 4BY



## Retail Shop/Office with Basement Storage

Net Internal Area Approx: 110m<sup>2</sup> (1,184 sq ft)

Close to Torquay Town Centre

Free Short Stay Parking & Council Carpark Nearby

Suitable for Alternative Uses (STC) – Rental Incentives Available

Annual Rental of £4,500

Interested in this property?  
T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



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## LOCATION

Union Street is Torquay's principal retail high street. 179 Union Street is located at the top end of the street, that links the town centre with the residential areas of Torre and Upton.

This location benefits from steady flow of traffic though the one-way system and footfall from shoppers, workers from the many nearby offices and Town Hall as well as those using the route to town from nearby residential areas.

## DESCRIPTION

The premises comprises a ground floor retail area, with offices, a lower ground floor office, ancillary storage and a WC and a further basement area with kitchenette and WC.

The Unit can be used for commercial uses falling with Use Class E, other alternative uses will be considered (subject to necessary consent).

The accommodation briefly comprises:-

## GROUND FLOOR

### RETAIL AREA 1

17' 10" x 13' 3" (5.43m x 4.03m) (max)

### FRONT OFFICE

6' 9" x 10' 10" (2.05m x 3.31m) (max)

### REAR OFFICE

7' 7" x 17' 1" (2.31m x 5.20m) (max)

## LOWER GROUND FLOOR

### STOREROOM

9' 11" x 15' 10" (3.01m x 4.83m) (max)

### OFFICE

22' 6" x 11' 1" (6.87m x 3.37m)

### WC

## BASEMENT

### KITCHENETTE

14' 0" x 6' 2" (4.26m x 1.87m) (max)

### WC

## LEASE

The property is available by way of a new Full Repairing and Insuring Lease, terms to be negotiated. Interested parties are advised to speak to the Agents, Bettesworths for further information.

## BUSINESS RATES

2023 List: £5,400.

Please note this is not Rates Payable. Eligible parties can claim 100% Small Business Rate Relief. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

## LEGAL COSTS

Both parties are to bear their own legal costs incurred in any transaction.

## 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.leasebusinesspremise.co.uk](http://www.leasebusinesspremise.co.uk)



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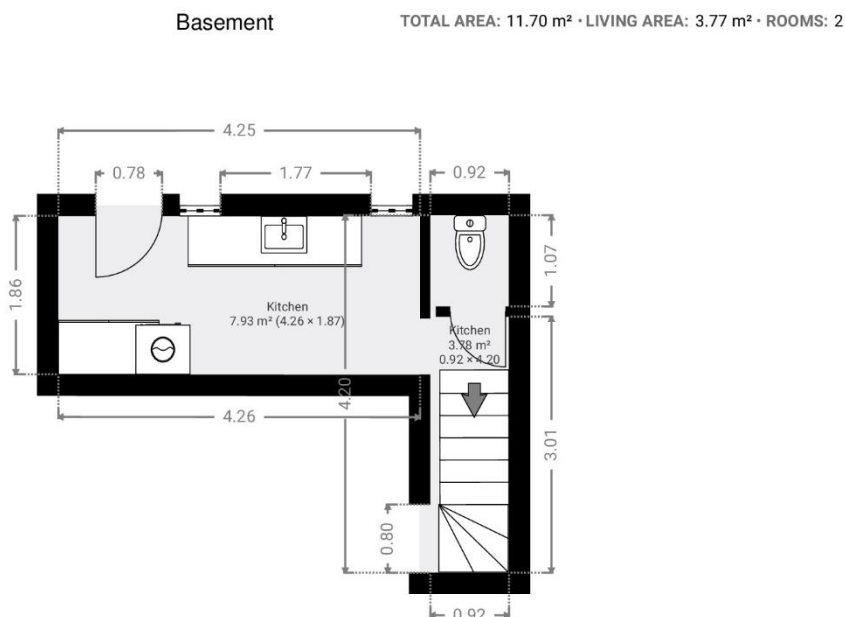
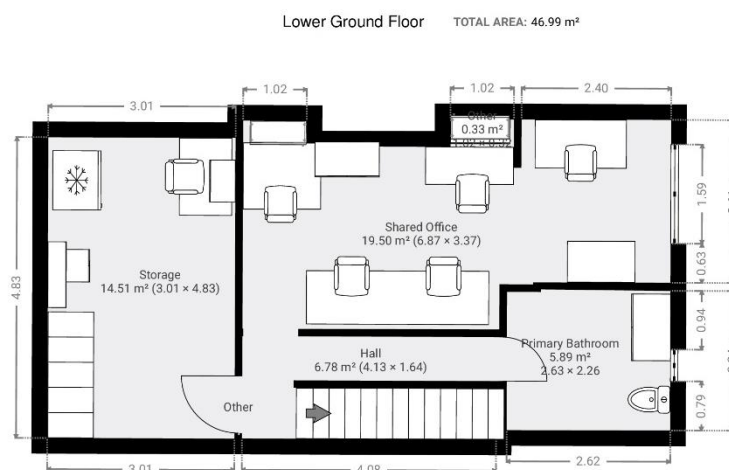
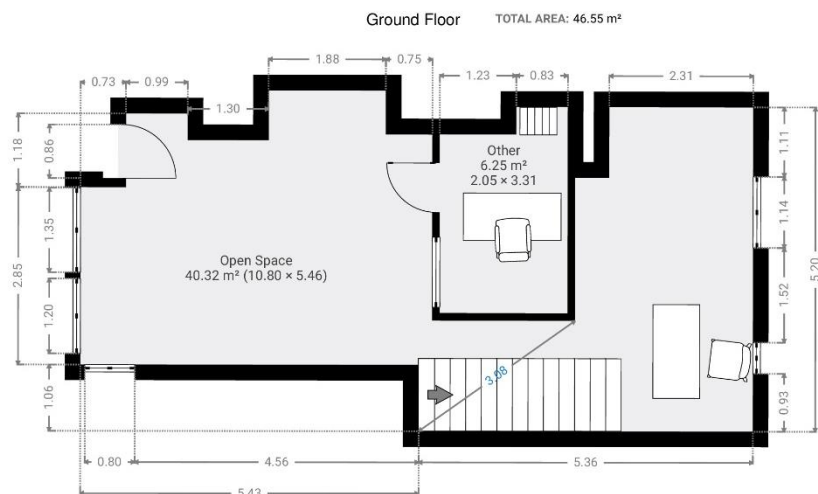
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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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