

# 64 Union Street

Ref No: 5232

Torquay, Devon, TQ2 5PS



## Smart Retail Unit on Torquay High Street

Retail Area Approx: 120m<sup>2</sup> (1,291 sq ft)

Ancillary Storage on First Floor and Basement

Neighbouring National Retailers and Service Providers

Rear Private Parking and Nearby Car Parks

Annual Rental of £17,000

Interested in this property?

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## LOCATION

Located on Torquay's High Street, this property enjoys a prime position in between Boots and the Vision Express. It sits among a variety of well-known national retailers, including Specsavers, TUI, Costa Coffee, and Savers. Positioned on a busy section of the high street, the unit benefits from strong footfall and steady vehicular traffic flowing through the town centre's one-way system. The area is well-connected by local bus services and is directly opposite Torquay's main taxi rank.

## DESCRIPTION

The premises feature a spacious ground floor retail area of approximately 120m<sup>2</sup> (1,291 sq ft), complemented by a fitting room, rear storeroom, and office. Additional facilities upstairs include further storage space, a staffroom, male and female WC facilities, and yard at the rear.

The unit is suitable for a variety of commercial uses within Use Class E, with alternative uses considered, subject to the necessary consents. The retail space is clean, well-presented, and ready for tenant fit-out.

The accommodation briefly comprises:-

### GROUND FLOOR RETAIL

22' 0" x 52' 5" (6.701m x 15.964m)

### STORAGE

22' 7" x 11' 6" (6.882m x 3.5m)

### OFFICE

8' 1" x 5' 4" (2.464m x 1.613m)

### CHANGING ROOM

10' 11" x 13' 1" (3.337m x 3.988m)

## FIRST FLOOR

### STORE

12' 9" x 21' 2" (3.879m x 6.455m)

### STAFF ROOM

14' 10" x 14' 0" (4.519m x 4.273m)

### WC

### BASEMENT ANCILLARY

### PARKING

Gated parking for approximately 4 cars.

## TENURE

The property is available by way of a new lease, with exact lease terms to be agreed on negotiation.

## RENT

£17,000 per annum.

## BUSINESS RATES

2023 List: £30,000

**Please note this is not the Rates Payable amount.**

Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

## VAT

VAT status to be confirmed.

## LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

## EPC RATING E

## 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)

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29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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