



167-169 Union Street

Torquay, Devon, TQ1 4BX



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Modern, Well-Presented Office Block in Central Torquay
Accommodation Over Four Floors with NIA Approx. 227m² (2,443 sq ft)
Fitted with Glazed Partitioned Offices, Air Conditioning and Central Heating
Town Centre Location with Nearby Parking Options
Eligible for c.90% Small Business Rates Relief

LOCATION

The property is located in Torquay Town Centre, on Union Street, Torre. This central position places it within easy walking distance of cafés, shops, and professional services. The area is well served by public transport and provides excellent access to the Torbay Ring Road and surrounding towns.

This is an ideal office base for professional firms, creative agencies, or service-based businesses seeking high-quality accommodation in a town centre setting.

DESCRIPTION

167-169 Union Street comprises a smartly presented office block arranged over four floors, available to let. The premises are well maintained throughout and benefit from a modern specification including central heating, air conditioning, and fire alarm system.

The ground floor is arranged as a welcoming reception area with open-plan workspace and two glazed partitioned offices, ideal for directors or private working.

The first floor offers a large open office area with a kitchenette and a glazed director's office. The lower ground floor provides WCs and a generous meeting room, while the basement is set up as a separate private office space. Overall, the property provides an excellent standard of accommodation, ready for immediate occupation.

Ref No: 5376

Annual Rental of £20,000

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ACCOMMODATION

GROUND FLOOR

RECEPTION & OPEN OFFICE AREA

29' 7" x 26' 6" (9.02m x 8.07m)

GLAZED OFFICE 1

13' 3" x 12' 6" (4.03m x 3.82m)

GLAZED OFFICE 2

10' 10" x 8' 0" (3.30m x 2.43m)

FIRST FLOOR

OPEN OFFICE AREA

38' 10" x 26' 11" (11.84m x 8.21m)

KITCHENETTE

10' 3" x 7' 11" (3.13m x 2.42m)

DIRECTOR'S OFFICE

9' 9" x 9' 0" (2.98m x 2.75m)

LOWER GROUND FLOOR

MEETING ROOM

24' 7" x 16' 0" (7.50m x 4.88m) (Net Internal Area 36.57m²)

WC FACILITIES AND STORAGE ROOMS

BASEMENT

OFFICE:

16' 4" x 13' 3" (4.97m x 4.03m)

With window and fire exit to rear courtyard.

TOTAL NET INTERNAL AREA: 227m² (2,443 sq ft)

TENURE

Available by way of a new lease with exact terms to be agreed on negotiation.

RENT

£20,000 per annum. Payable monthly in advance.

EPC RATING C

BUSINESS RATES

2026 List: £14,250

Please note this is not Rates Payable. Interested parties are advised to speak to the Agents for further details.

LEGAL COSTS

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

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.lettingbusinesspremises.co.uk

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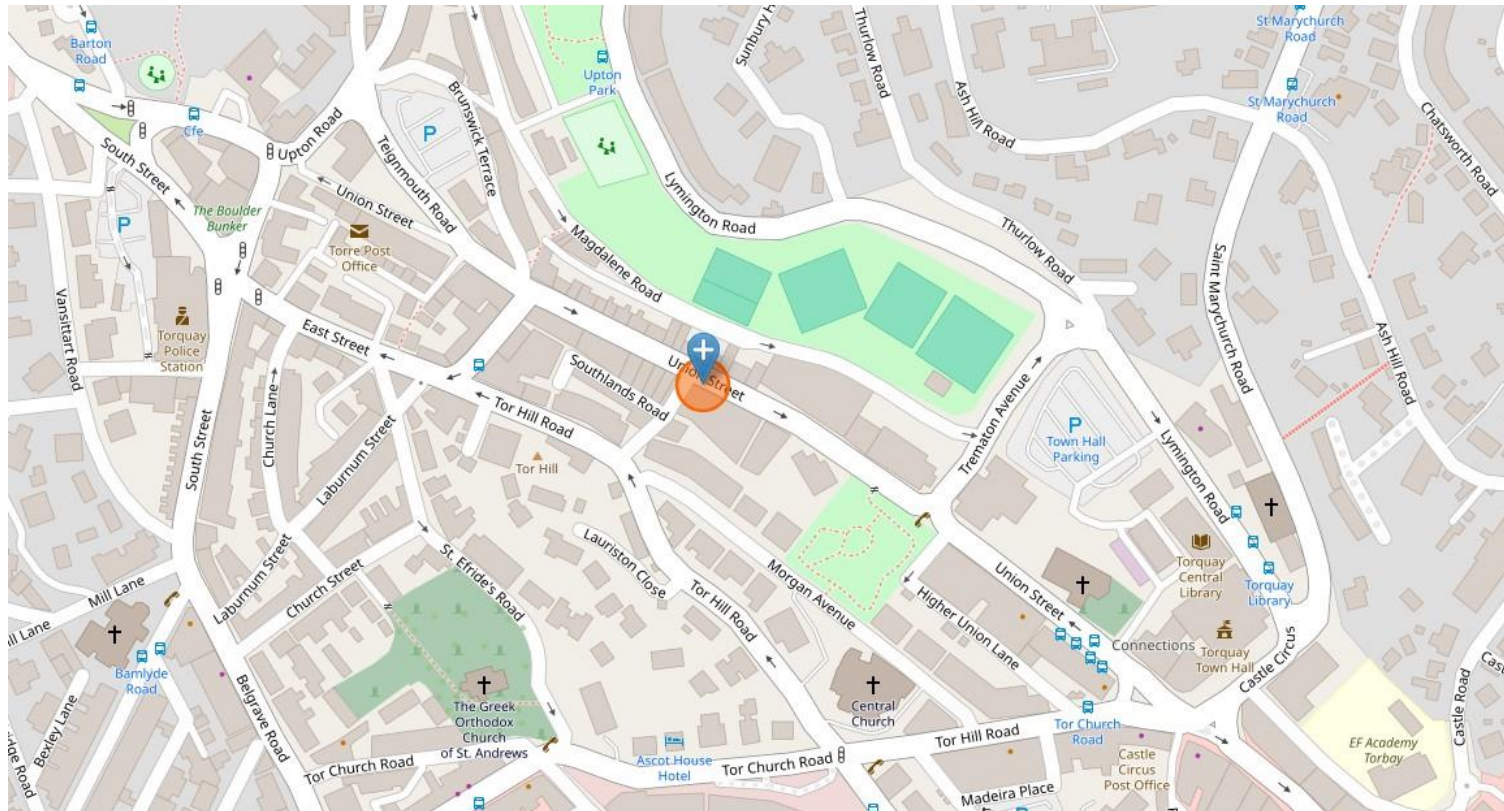


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www.bettesworths.co.uk
221 St Marychurch Road
Torquay
Devon
TQ1 4NB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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