

# 111 Union Street

Ref No: 5578

Torquay, Devon, TQ1 3DW



## Well Presented Retail/Office Premises To Let

Town Centre Trading Position with Passing Vehicular & Footfall Traffic

Retail Area Approx: 49m<sup>2</sup> (532 sq ft) with Ancillary Office & Store

Excellent Display Frontage & High Spec Shop Fit

Available for Immediate Occupation

Annual Starting Rent of £5,000

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



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## DESCRIPTION

An attractive retail premises offering flexible accommodation for those looking to take a highly visible pitch on Torquay's Union Street. With its excellent retail frontage this unit presents an enticing opportunity for those looking to enter the town centre at an affordable rent. The premises benefits from electric security shutter, distinctive retail frontage, a high spec shop fit and generous ancillary space. Situated at the top end of Union Street Torquay's main high street.

The accommodation briefly comprises:-

### RECESSED DISPLAY FRONTAGE

Providing excellent display space for goods and additional frontage for advertising.

### RETAIL AREA

49.49m<sup>2</sup> (532 sq ft)

With a high spec shop fit, including built in display cabinets.

### OFFICE

6.62m<sup>2</sup> (71 sq ft)

### KITCHENETTE

### FIRST FLOOR STORAGE ROOM

3.1m<sup>2</sup> (33 sq ft)

## TENURE

The property is available by way of a new Fully Repairing and Insuring Lease, with the suggestion of a 6-year lease and a tenant's break clause after 3 years.

## RENT

A stepped rent proposed over 3 years.

Year 1 £5,000 per annum.

Year 2 £6,000 per annum.

Year 3 £7,000 per annum.

## BUSINESS RATES

2026 List: £7,900

**Please note this is not rates payable.** Eligible occupiers will be able to claim 100% Small Business Rates Relief meaning there would be zero rates payable.

## LEGAL COSTS

The tenant is to cover the landlord's legal cost incurred in the creation of a lease

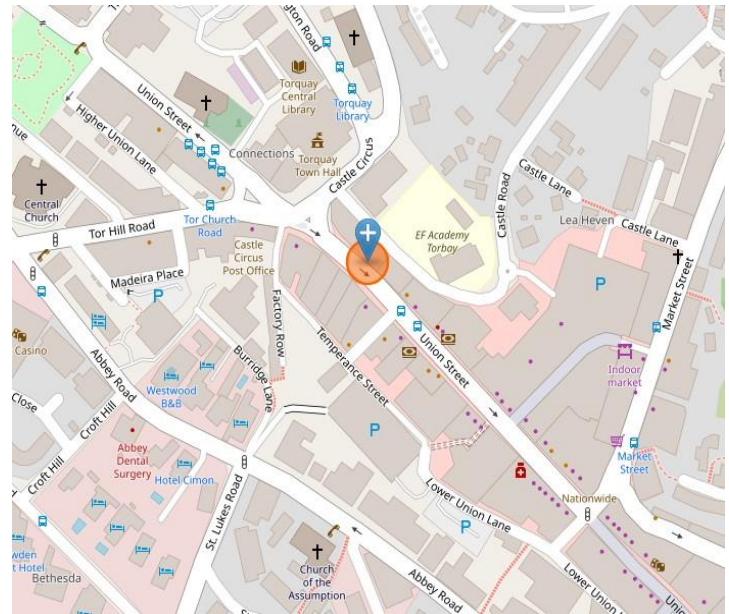
## EPC RATING C

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths.

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



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
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**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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