

14 Union Street

Ref No: 5547

Torquay, Devon, TQ2 5PL



Prime Retail Shop in Torquay Town Centre To Let

Prime Retail Position on Torquay's Pedestrianised High Street

Ground Floor Retail Accommodation with Ancillary Storage – Circa. 76m² (818 sq ft)

First Floor Offices, Staff Kitchen and WC Facilities – Circa. 43m² (463 sq ft)

Available by Assignment of Existing Lease Expiring April 2028

Annual Rental of £16,000 + VAT

Interested in this property?
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LOCATION

The premises occupy a highly prominent trading position on Union Street, Torquay's principal town centre retail pitch. The property is positioned at the pedestrianised southern end of Union Street, close to Fleet Street, Fleet Walk and Torquay's harbourside, benefiting from regular pedestrian footfall and strong visibility.

The unit sits within Torquay's established retail core, with nearby occupiers including national and regional retailers, food and beverage operators, phone retailers, fashion retailers and service-led businesses, including Superdrug, Primark, O2, Vodafone and Costa.

DESCRIPTION

The property comprises a prominent retail unit arranged over ground and first floors. The ground floor provides a good-sized sales area with glazed shop frontage onto Union Street, together with rear ancillary accommodation which is currently separated from the retail by light partition.

Internally, the property has most recently been fitted out for retail use, with tiled flooring to the principal retail area, feature teal wall finishes, display framework, lighting, reception/counter area, changing room and ancillary storage/workshop space to the rear. There are further first floor rooms providing office accommodation, storage, staff kitchen and WC facilities. The premises would lend themselves well to a variety of town centre uses, subject to any necessary consents.

The property is available by way of an assignment of the existing lease, providing an opportunity for an occupier to take space in a prime Torquay town centre position without committing to a long new lease term.

The premises briefly comprises:-

GROUND FLOOR

RETAIL AREA

29' 2" x 17' 7" (8.90m x 5.36m)

A prominent open-plan retail area with glazed frontage to Union Street, tiled flooring, display walling, lighting, counter/reception area and changing room.

REAR STOCK ROOM / ANCILLARY AREA

16' 11" x 15' 11" (5.16m x 4.85m)

Divided by a stud wall, which could be removed or moved to increase the retail area.

FIRST FLOOR

OFFICE

13' 3" x 8' 8" (4.03m x 2.65m)

STORE

10' 1" x 7' 1" (3.08m x 2.15m)

KITCHEN / STAFF ROOM

13' 2" x 8' 7" (4.01m x 2.62m)

WC FACILITIES

Separate male and female WC facilities.

SECOND FLOOR

There is additional storage on the second floor accessed via a loft hatch and ladder in the kitchen/ staff room.

TENURE

The property is available by way of an assignment of an existing lease expiring April 2028.

RENT

£16,000 per annum exclusive, plus VAT.

BUSINESS RATES

2026 List: £13,000.

Based on the 2026/27 small business Retail, Hospitality and Leisure multiplier of 38.2p, the estimated rates payable would be approximately £4,966 per annum before any applicable reliefs or adjustments. With Small Business Rates Relief, the estimated rates payable would be approximately £1,655 per annum.

Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council for exact rates payable liability.

VAT

VAT is payable on rent and outgoings.

LEGAL COSTS

The ingoing tenant may be expected to make a reasonable contribution towards legal costs for the assignment of the lease.

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.lettingbusinesspremises.co.uk

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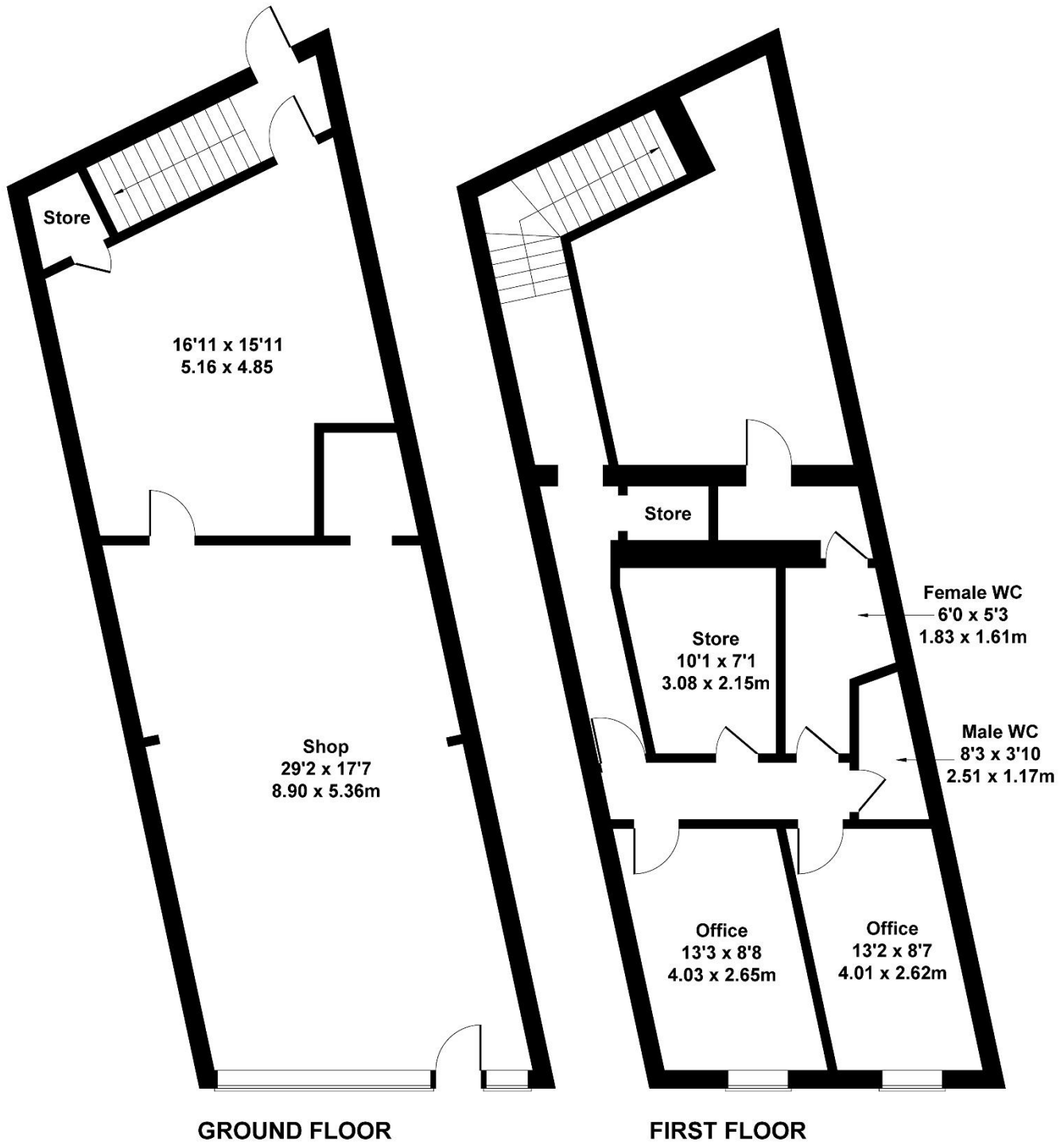


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Approximate Gross Internal Area
1776 sq ft - 165 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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RICS

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