

Torquay

71 Union Street, TQ1 3DA

Prominent Town Centre Shop to Let



Location

The unit occupies a strong trading position on Union Street, which provides Torquay's prime retail pitch. It is positioned close to the entrance to Union Square Shopping Centre.

The unit immediately adjoins Mountain Warehouse and is in close proximity to New Look, Boots, Vision Express and Costa. Coffee

Accommodation

The unit provides the below approximate dimensions and net internal floor areas. In addition, there is a maisonette above, which is unmeasured.

Ground Floor Sales:	132.6 sq m	1,427 sq ft
Ground Floor Anc:	32.0 sq m	344 sq ft
First Floor Ancillary:	32.2 sq m	162 sq ft
Second Floor Ancillary:	15.1 sq m	255 sq ft

Rent:

	Rent pax	Approx. Rates Payable
April 2018	£18,000	£24,000
April 2019	£21,000	£19,000
April 2020	£25,000	£19,000

Tenure

The property is available by way of a new full repairing and insuring lease on terms to be negotiated.

Rates

Rateable Value (2017)	£36,250
UBR (2017/18)	47.9p/£

(The Government has introduced a transitional phasing system, which phases in increases/decreases in Business Rates. Interested parties are advised to make enquiries with the Local Authority).

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

C:70

Viewing & Further Information

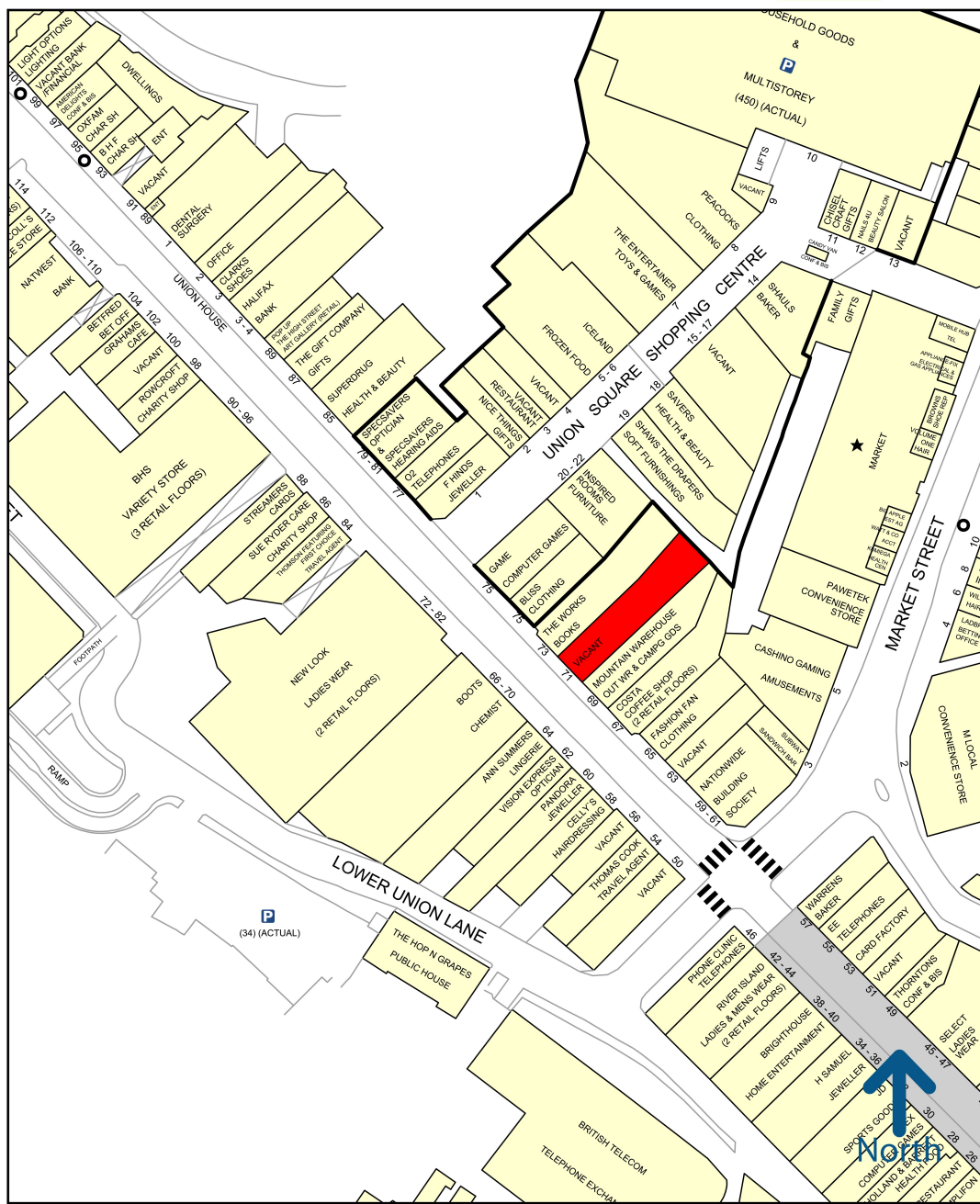
Strictly by prior arrangement only with:

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50 metres

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Shaping Retail.