

26 UNION STREET, TORQUAY, TQ2 5PW



- CAFE/RESTAURANT PREMISES
- SUB-LEASE - INCENTIVES AVAILABLE
- WELL LOCATED ON UNION STREET
- ENERGY PERFORMANCE ASSET RATING (D)

FROM £20,000 PER ANNUM
LEASEHOLD

Miller Commercial

The business property specialists



LOCATION:

Situated in busy trading pitch close to retailers including Caffè Nero, Holland and Barrett, Vodafone, H Samuel, Primark, Thorntons and the Card Factory.

SCHEDULE OF ACCOMMODATION:

(all areas and dimensions are approximate)

Ground Floor - 103.7sq m (1,115sq ft)

First Floor - 36.5sq m (393sq ft)

Second Floor - 17.2sq m (185sq ft)

There are separate staff and customer WC facilities.

LEASE TERMS:

A new sub-lease is offer for a maximum term expiring on 10/02/2023. The terms are open to negotiation.

LEGAL COSTS:

Each party to bear their own and half of the landlord's reasonably incurred surveyor's and legal costs.

LOCAL AUTHORITY:

Torbay Council

General Enquiries 01803 208888

Planning 01803 207801

Business Rates 01803 207201

www.torbay.gov.uk

BUSINESS RATES:

We refer you to the valuation office website www.voa.gov.uk or call 01803 207201

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

VAT:

All the above prices/rentals are quoted exclusive of VAT, where applicable. Vat is payable on the rent.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is within Band 'D'.

CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Mike Nightingale on 01872 247008 or via email msn@miller-commercial.co.uk or

Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk



PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract; **[b]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection; **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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VIEWING: Strictly by prior appointment through Miller Commercial.



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