

138 Union Street

Ref No: 3544

Torquay, Devon, TQ2 5QB



Ground Floor Town Centre Office

Well Situated Commercial Premises in High Footfall Area

Ground Floor Area Approx: 55m² (592 sq ft)

Suitable for a Variety of Uses (Subject to Consent)

On Inclusive Terms - Viewing Recommended

Annual Rental of £6,500

Interested in this property?
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LOCATION

Set at the top of Union Street the premises is situated close to Argos and McDonalds and the historic Town Hall, nearby occupiers include a variety of retailers, food establishments and professional services boasting high levels of vehicular drive by and strong local transport links. The position of this unit grants high visibility throughout the year.

DESCRIPTION

Currently arranged as an office the premises are well presented in a clean and tidy state ready for occupation.

The accommodation briefly comprises:-

TOTAL RETAIL AREA

43.9m² (472 sq ft).

REAR OFFICE

11m² (111 sq ft).

BASEMENT STORAGE

24.9m² (268 sq ft).

TENURE

The property is available by way of under lease, exact terms to be agreed. Head lease expiring September 2024.

RATEABLE VALUE

2017 List: £7,900.

Please note this is not Rates Payable. 100% Rates Relief available for eligible parties. Interested parties are advised to make their own investigations with the Local Billing Authority, Torbay Council.

SERVICE CHARGE

The tenant will be required to pay a service charge of £1,000 per annum. The service charge includes buildings insurance, gas, central heating, electricity and water.

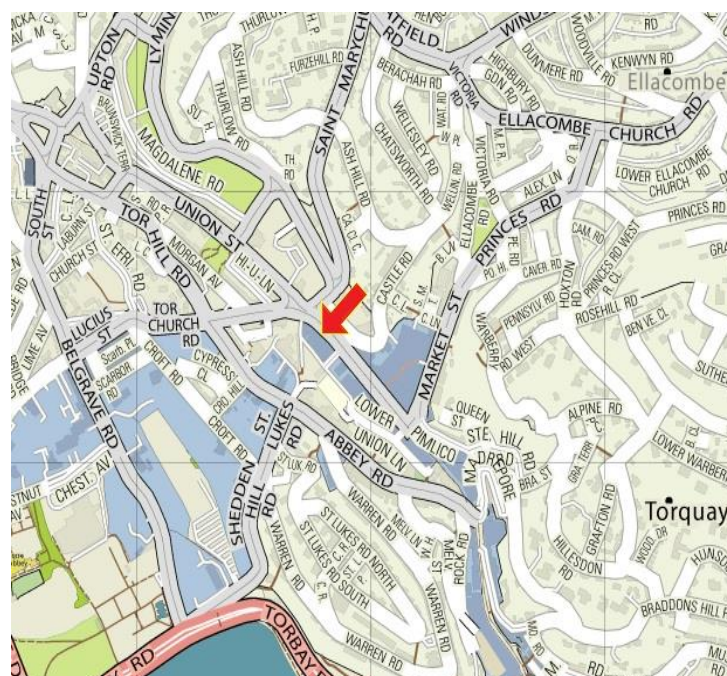
EPC RATING C

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



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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