

**63 Union Street  
Torquay, TQ1 3DA**



## **Prime Town centre Retail Unit**

**In the Heart of Torquay's Prime Shopping Area**

**Ground Floor Area: 64m<sup>2</sup> (689 sq ft)**

**With First and Second Floor Ancillary**

**New Lease - Terms to be Agreed**

**Rent: £20,000 Per Annum Exclusive**

**Ref: 2709**

## LOCATION

63 Union Street occupies a strong trading position on the North side of Union Street, close to 100% prime pitch between the entrance of Union Square Shopping Centre and junction with Market Street.

The unit is in the vicinity of a number of notable national retailers including Nationwide, Pandora, Costa Coffee, Mountain Warehouse, Boots and Vision Express.

## ACCOMMODATION

The premises combine ground, first and second floors and provide the following approximate floor areas.

**NET FRONTAGE** 4.7m (15' 5")

**BUILT DEPTH** 14.66m (48' 1")

**GROUND FLOOR RETAIL** 64m (210' 0")

This is currently arranged by partition as a retail area of approximately 44m<sup>2</sup> (474 sq ft) and a rear partitioned room of 16' 4" x 14' 2" (4.97m x 4.31m) (max).

**FIRST FLOOR TOTAL AREA** 44m<sup>2</sup> (473 sq ft)

**SECOND FLOOR** 46m<sup>2</sup> (495 sq ft)

## TENURE

The premises is available by way of a new Full Repairing and Insuring Lease for a terms of years to be agreed.

## RENT

£20,000 Per Annum Exclusive.

## BUSINESS RATES

We are informed by the Valuation Office Agency that the following Rateable Value applies:

2017 List: £24,250.

**Please note this is not Rates Payable.** Interested parties should make enquiries with the Agents, as to approximate Rates Payable.

## LEGAL COSTS

Each parties is to bear their own legal costs incurred in any transaction.

## VAT

All figures are quoted exclusive of VAT, which may be chargeable.

## EPC (TO BE CONFIRMED)

## VIEWING

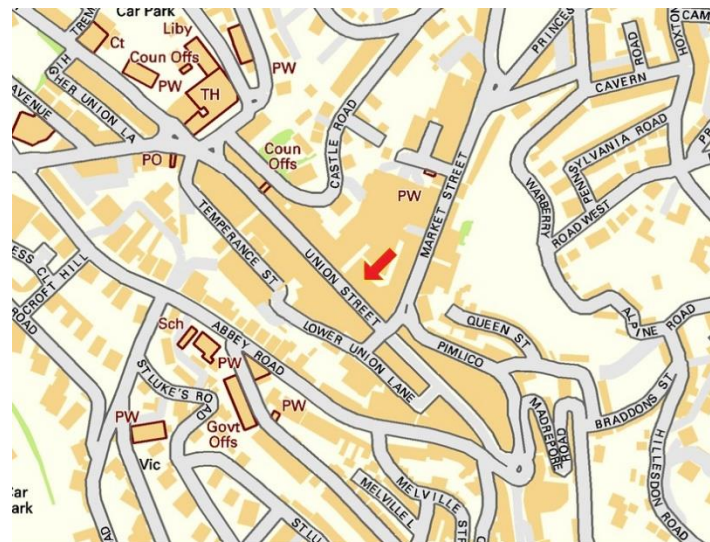
Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettesworths.

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



**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.

**VIEWING: By appointment with the Agents BETTESWORTHS Tel: 01803 212021**