

26 Union Street

Ref No: 3037

Torquay, Devon, TQ2 5PW



Torquay Retail Unit in Prime Location

Situated on the Pedestrianised Section of Union Street

Ground Floor Retail Areas 105 sq m (1,130 sq ft)

Two Floors of Offices & Store Rooms

Formerly Trading as Rowes Bakery

Annual Rental of £20,000 + VAT

Interested in this property?

T.01803 21 20 21 bettesworths.co.uk



26 Union Street

Torquay, Devon, TQ2 5PW

DESCRIPTION

The shop occupies an enviable trading position in Torquay's very prime retail area at the southern end of Union Street. The Property is located adjacent to Holland and Barrett, opposite Primark and Goldsmiths Jewellers. Other notable retailers in the immediate vicinity include Vodafone, H&M, WH Smith, CEX and H Samuel.

Most recently a bakery, café and takeaway, the retail unit is well presented to continue in this or similar use. Alternatively, it is suitable for more general retail uses.

DESCRIPTION AND ACCOMMODATION

The property is arranged over Ground, Split First and Second Floor levels and comprises the following approximate dimensions and areas:

NET FRONTAGE	12' 10" (3.9m)
MAX WIDTH	15' 9" (4.8m)
SHOP DEPTH	72' 2" (22m)
BUILT DEPTH	21' 0" (6.4m)
RETAIL AREA	105m ² (1,130 sq ft)

WC

FIRST FLOOR

Staff only staircase leads to:-

STAFF ROOM 9' 4" x 12' 5" (2.84m x 3.79m)
(With worktops, sink and drainer and bowl sink).

STOCK ROOM 8' 10" x 10' 2" (2.69m x 3.09m)
(With fitted worktop).

OFFICE 7' 7" x 14' 0" (2.31m x 4.26m)

FIRST FLOOR

Customer staircase leads to:-

Ladies and Gents WC's / Baby Changing

Cleaning Cupboard

SECOND FLOOR

(With some restricted head height).

ROOM ONE 7' 6" x 6' 0" (2.29m x 1.83m)

ROOM TWO 7' 5" x 11' 1" (2.25m x 3.39m)

LEASE

The Property is currently held on a 15 Year Full Repairing and Insuring Lease from 12th February 2008. An Assignment of this lease or a Sub Letting of the whole premises would be considered, subject to proposal and tenant status.

Proposals on occupation with rental subsidy from the Head Tenant would be considered, subject to Under-Lease length and Tenant status.

LEGAL COSTS

The incoming Tenant may be expected to make a reasonable contribution towards the Landlords legal costs incurred.

VAT

All rents quoted are exclusive of VAT, which is payable.

BUSINESS RATES

2017 List: £28,750

Please note this is not Rates Payable. Interested parties are advised to make their own investigations with the Local Billing Authority, Torbay Council, as to the Rates Payable.

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Joint Agents:

Paul Bettsworth
Bettesworths
T: (01803) 212021

Mike Nightingale
Miller Commercial
T: (01872) 247008

EPC RATING 'D'

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.leasingbusinesspremises.co.uk

www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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