

**304B Union Street
Torquay, TQ2 5QZ**



**Retail/Office Unit To Let
close to Town Centre**

Suited to a Variety of Office/Retail Uses

Gross Internal Area: Approx 26m² (279 sq ft)

100% Rates Relief for Qualifying Small Businesses

Viewing Recommended

Rent: £4,500 Per Annum

Ref: 2640

LOCATION

304B Union Street is located in Torre, at the top of Union Street. This busy trading location benefits from being both close to Town Centre amenities and free parking immediately outside with longer stay parking available at Brunswick car park.

Torre, home to a wide variety of small independent retailers, professional businesses and service providers, has regenerated in recent years thanks to its accessibility and its location in the very heart of Torquay.

DESCRIPTION

Ample space for small business in a convenient trading location. External WC.

The accommodation comprises:

MAIN RETAIL AREA Approx 26m² (279 sq ft)

KITCHENETTE

Door leading to external WC.

TENURE

The premises are available by way of a new Lease, exact terms and Lease Length to be agreed by negotiation.

BUSINESS RATES

We are informed by the Local Billing Authority that the following Rateable Value Applies:

| | |
|------------------|--------|
| 2010 List: | £3,250 |
| Draft 2017 list: | £2,600 |

Note: This is not Rates Payable. Qualifying businesses are eligible for 100% Business Rates Relief. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council. 01803 207207.

VIEWING

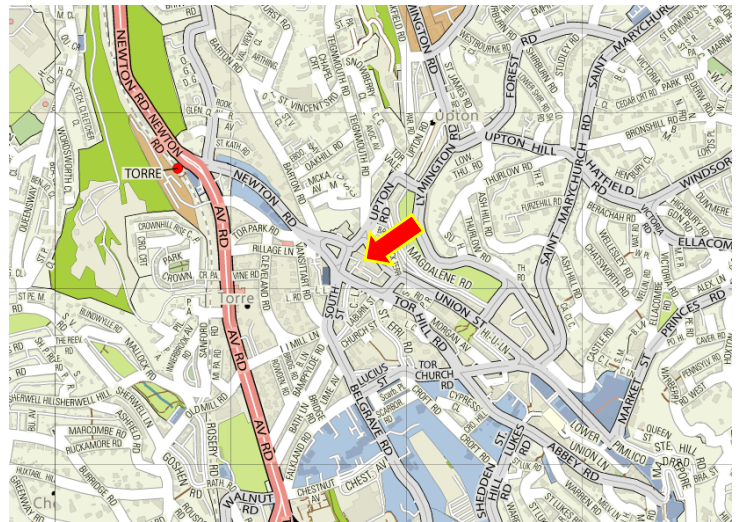
Viewing is strictly by prior appointment with the Sole Agents, Bettesworths. 01803 212021.

EPC EXEMPT

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



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