

6 UNION STREET, TORQUAY TQ2 5PL

LOCATION

Torquay is a seaside resort town on the English Channel in Devon, southwest England. Known for beaches such as Babbacombe and cliffside Oddicombe, its coastline is nicknamed the English Riviera. It has a population of over 65,000 and lies 18 miles south of Exeter and 28 miles north-east of Plymouth.

ACCOMMODATION

The premises are located in a 100% prime position fronting Union Street immediately opposite Waterstones and diagonally opposite to a new 5,000 sq ft upsized Superdrug who have relocated within the town. Primark are adjacent to Superdrug with other nearby occupiers including JD Sports, Caffè Nero, Coffee #1, WH Smith's Butchers, Lloyds Bank, Poundland, Cash Converters and Ernest Jones.

See plan overleaf.

The premises are arranged over ground floor (retail) and two upper floors (as well as basement vaults) and provide the following approximate dimensions and net internal floor area:

Gross Frontage	18' 6" (5.64 m)
Net Frontage	16' 9" (5.11m)
Internal Width	17' 6" (5.33 m)
Shop Depth	34' 4" (10.46 m)
Ground floor	484 sq ft (44.97 sq m)
First floor	385 sq ft (35.77 sq m)
Second floor	240 sq ft (22.30 sq m)
Vaults	117 sq ft (16.44 sq m)

RENT / FREEHOLD

£15,000 pax. / FH offers in excess of £150,000

TERMS

A new lease on terms to be agreed.



USE

The premises are available for any use within Class E of the Town & Country Planning (Use Classes) Order 2020. Interested parties should carry out their own due diligence in this regard.

COSTS

Each party is responsible for its own legal costs incurred in this transaction.

EPC

C-70.

BUSINESS RATES

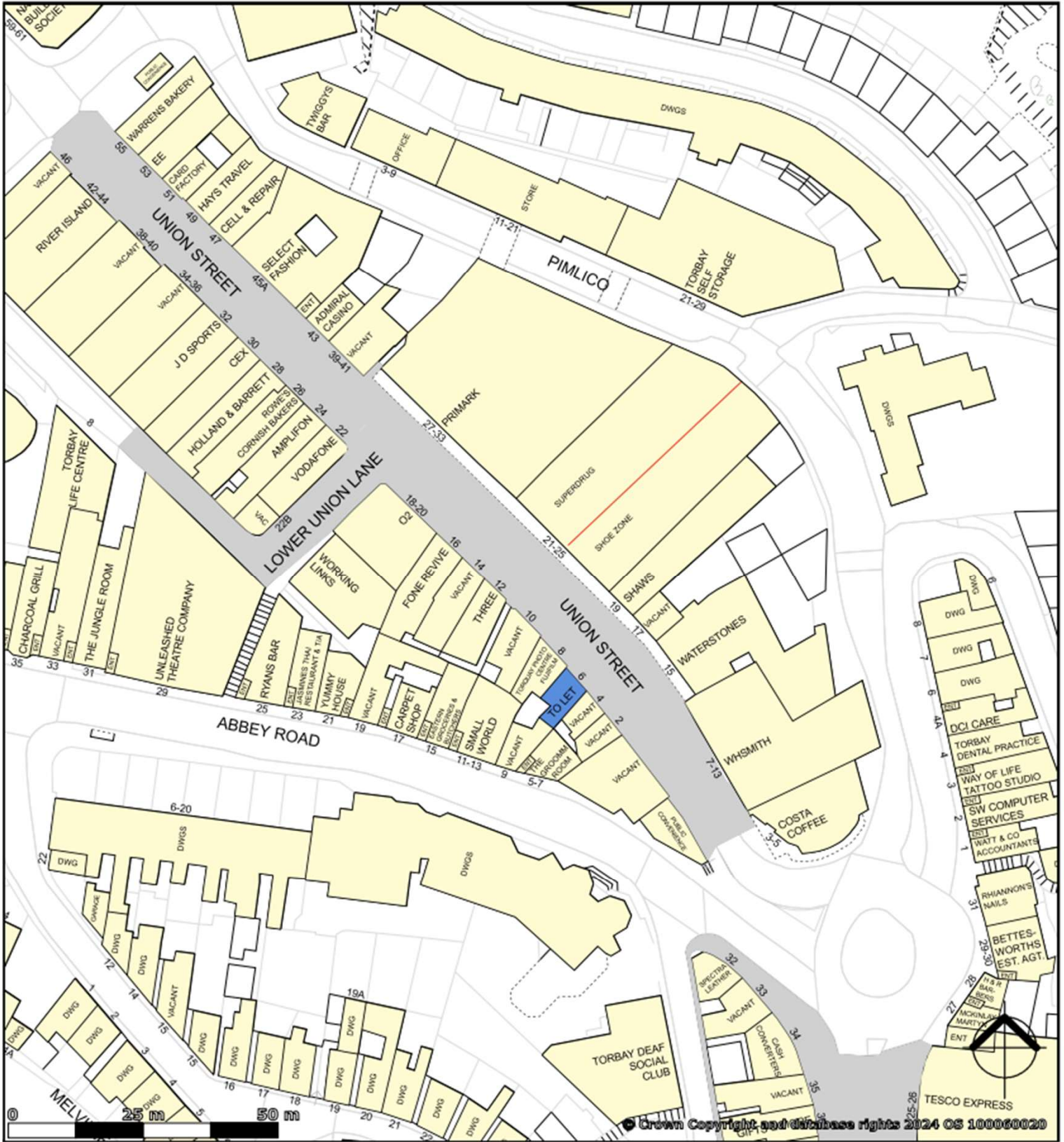
We understand that the property is assessed as follows:
Rateable Value (26/27): **£9,800**
Interested parties should make their own enquiries.

VAT

VAT if applicable will be charged at the standard rate.

VIEWING / ENQUIRIES

Contact: Nigel Panton / James Burt
Mobile: 07788 457632 / 07730 671229
Email: npanton@bklprop.co.uk
or jburt@bklprop.co.uk



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Plotted Scale - 1:1,000

July 23