

# 71 Union Street

Ref No: 2230

Torquay, Devon, TQ1 3DA



## Prime Town Centre Shop To Let

High Footfall Shopping Location

Retail Area Approx: 132.57m<sup>2</sup> (1,427 sq ft)

Presented as a Clean Shell – Ready for Shop Fit

Reduced Rent to Lower Overall Occupancy Costs

Annual Rental of £18,000

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## LOCATION

71 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 The junction with Market Street.

The unit immediately adjoins Mountain Warehouse and is in close proximity to New Look, Pandora, Boots, Vision Express and Costa Coffee.

## DESCRIPTION

The premises comprises Ground and Upper Floors and provide the following approximate floor areas:

The accommodation briefly comprises:-

### GROUND FLOOR SALES

1,427 sq ft 132.57 sq m

### GROUND FLOOR ANCILLARY

344 sq ft 31.96 sq m

### FIRST FLOOR ANCILLARY

162 sq ft 32.24 sq m

### SECOND FLOOR ANCILLARY

255 sq ft 15.05 sq m

### MAISONETTE FLAT

## TENURE

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## RENT AND RATES

The Business Rates Payable on this property will fall over the coming years due to the gradual transitional reduction after the 2017 rates revaluation.

The rent has been significantly reduced in the first three years, rising only in line with the fall in Rates Payable, to guarantee a lower overall occupancy cost.

	RENT	APPROX RATES PAYABLE	ANNUAL RENT + RATES
April 2018	£18,000	£24,000	£42,000
April 2019	£21,000	£19,000	£40,000
April 2020	£25,000	£19,000	£44,000

## COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT where applicable.

## EPC RATING C

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

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