

122-126 Union Street

Ref No: 5322

Torquay, Devon, TQ2 5QB



## High-Yielding Town Centre Commercial Investment

Let on a New 10 Year Term from February 2025. Rent: £58,000 Per Annum

Trading as Cue Sports Academy – a Premium Pool, Snooker, Darts & Live Sport Venue

Property Significantly (Internally / Externally) Refurbished

Business Unaffected, Investment Sale Only

Offers in Excess of £600,000 Freehold

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## LOCATION

The property is prominently located on Union Street, Torquay's principal town centre high street. Union Street is home to a wide variety of national and independent retailers, professional services and leisure operators. Torquay is the principal town within the English Riviera, a popular South Devon tourist destination, with a resident population in excess of 65,000. The town benefits from strong seasonal trade and an active local economy.

Nearby occupiers include My Dentist, McDonalds, Halifax, Torbay Council, and Merlin Cinema.

## DESCRIPTION

122-126 Union Street is a substantial and wide-fronted town centre commercial building, arranged over three main floors: ground, lower ground, and first. The property has, in recent years, undergone significant internal and external refurbishment and upgrade (principally carried out by The Department for Work and Pensions).

The premises are now occupied by Cue Sports Academy. The tenant has invested substantial funds in creating a top class Sports Bar venue, offering Snooker, Pool, Darts, Live TV Sport and licensed bar.

## THE ACCOMMODATION

### GROUND FLOOR

Approx. 583m<sup>2</sup> (6,275 sq ft)

Main entrance, open plan public/club space, with ancillary rooms and stairwell access.

### FIRST FLOOR

Approx. 169m<sup>2</sup> (1,820 sq ft)

Staff/office areas, WCs, kitchen, and ancillary storage.

### LOWER GROUND FLOOR

Approx. 444m<sup>2</sup> (4,779 sq ft)

Additional function rooms, private lounge areas, and technical plant/facilities.

### TOTAL AREA

Approx. 1,196m<sup>2</sup> (12,874 sq ft)

## THE TENANT

The tenant is Cue Sports Academy Ltd. The venue is known for quality fit-out and modern social leisure offering, including licensed bar, lounge, and competition-grade tables.

The company has made a substantial investment into fitting out the property for their Torquay flagship venue, which includes full redecoration, specialist lighting, custom joinery, bar installation, acoustic treatment, CCTV and audio/visual systems.

More about the operation can be found at:  
[www.cuesportsacademy-torquay.co.uk](http://www.cuesportsacademy-torquay.co.uk)

## TENURE

The property is held freehold, subject to the occupational lease to Cue Sports Academy Ltd.

## VAT

The property is not opted for VAT.

VAT is not currently charged on rent, and a purchase will not, as stands, be subject to VAT.

## EPC RATING C

## PRICE

Offers in Excess of £600,000.

This represents a Net Initial Yield of approx. 9.2%, after allowing for standard purchaser's costs of 5%.

## VIEWING

Viewings are strictly by prior appointment with the sole agents, Bettesworths.

Interested parties are requested to be respectful of the tenant's ongoing business, which is unaffected by the investment sale.

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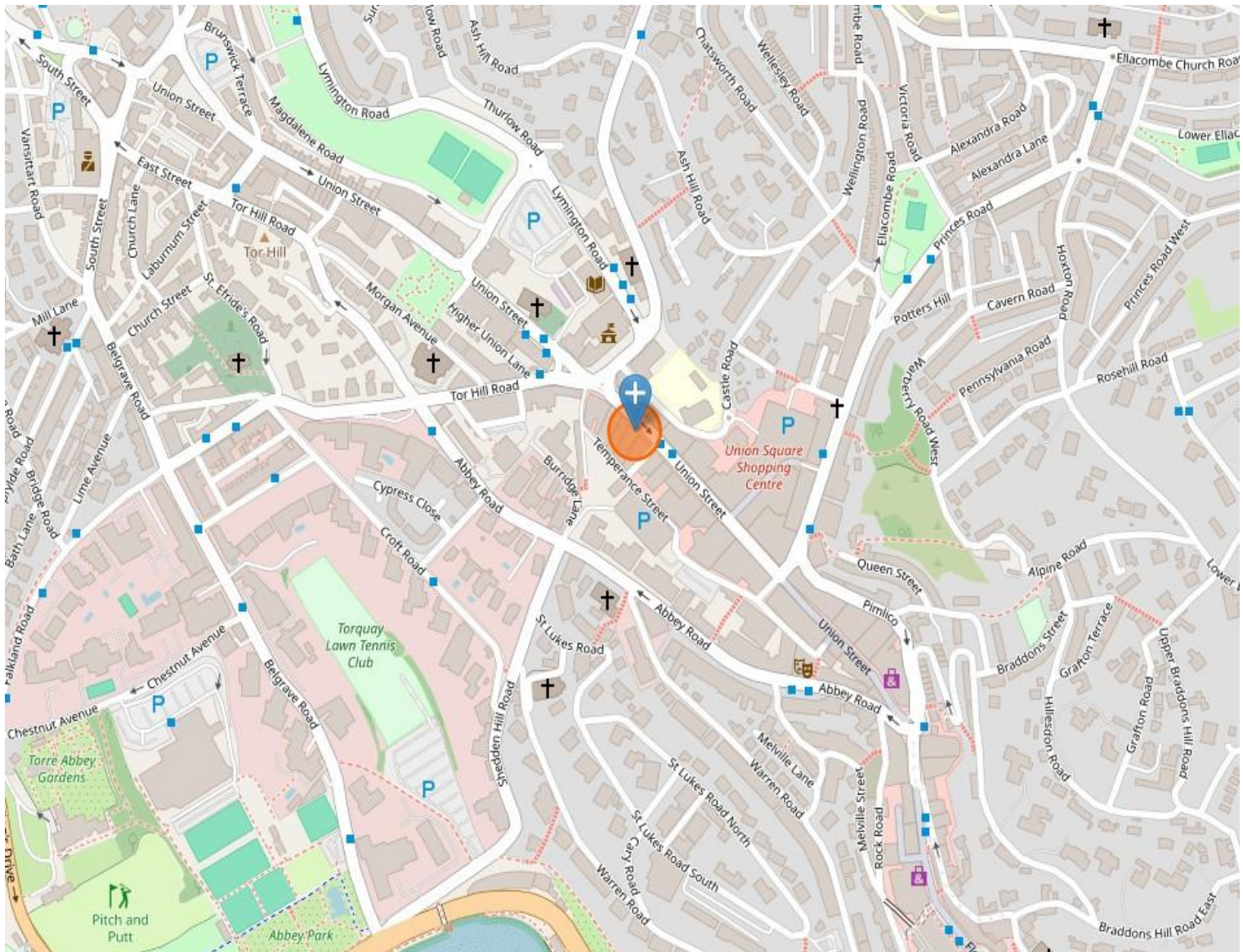


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## LEASE DETAILS

Tenant:	Cue Sports Academy Ltd
Term:	10 years from 25 <sup>th</sup> February 2025 (expiring 25 <sup>th</sup> February 2035)
Rent:	£58,000 per annum
Repair:	Full Repairing and Insuring (FRI)
Break Clause:	Tenants option to break in February 2030
Rent Deposit:	The lease is supported by a £14,500 Rent Deposit.
Use:	Class E - Commercial, Business and Service
Rent Reviews:	RPI Linked Review at Fifth Anniversary; 25% Cap / 15% Coller (Minimum Increase)



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