

138 Union Street

Ref No: 5319

Torquay, Devon, TQ2 5QB



Prominently Located Ground Floor Retail/Office Premises

Highly Visible Frontage at the Top of Torquay Town Centre

Versatile Layout with Retail, Storage and Basement Accommodation

Previously Used as an Estate Agent's and Surveyor's Office

Additional Large Storeroom Available by Separate Negotiation

Annual Rental of £6,000

Interested in this property?
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LOCATION

138 Union Street occupies a prominent position at the top of Torquay's town centre. This section of Union Street benefits from strong footfall, good vehicular access and excellent visibility, making it ideal for businesses seeking strong presence. Nearby occupiers include local independents, national retailers and the local council offices. The area is well served by public transport and amenities, making it a convenient base for a variety of uses including office or general retail.

DESCRIPTION

This versatile ground floor commercial unit is arranged with a large open-plan retail/office space to the front, supplemented by two storage rooms to the rear and a useful basement area accessed via stairs. Previously home to a property services firm, the unit is well suited to similar uses or other professional practices. The unit is in good order with a clear layout and modern amenities, including a basement WC. An additional large store room at the rear may be available by separate negotiation, enhancing the potential flexibility of the space.

The accommodation briefly comprises:-

RETAIL/OFFICE AREA

32' 7" x 13' 0" (9.94m x 3.97m) (39.4m²)

STORE ROOM 1

6' 4" x 5' 10" (1.92m x 1.77m) (3.4m²)

STORE ROOM 2

11' 3" x 11' 1" (3.43m x 3.38m) (11.6m²)

BASEMENT

26' 0" x 13' 6" (7.93m x 4.11m) (32.6m²)
With WC.

ADDITIONAL STORE (OPTIONAL)

48' 7" x 11' 8" (14.82m x 3.55m) (52.6m²)
Available by separate negotiation.

TENURE

The property is available on a new lease with exact terms to be agreed on negotiation.

EPC RATING C

BUSINESS RATES

The unit was previously part of a larger assessment and therefore needs reassessment.

It is expected to qualify for 100% Small Business Rates Relief. Interested parties should make their own enquiries to the local billing authority, Torbay Council.

VAT

The VAT status is to be confirmed.

LEGAL COSTS

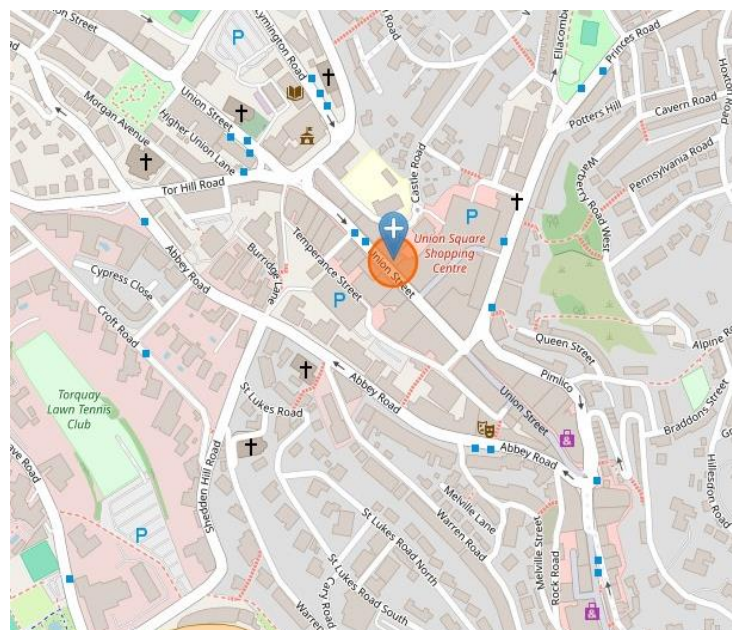
Each party will be responsible for their own legal costs unless expressly agreed otherwise.

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

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.leasebusinesspremises.co.uk



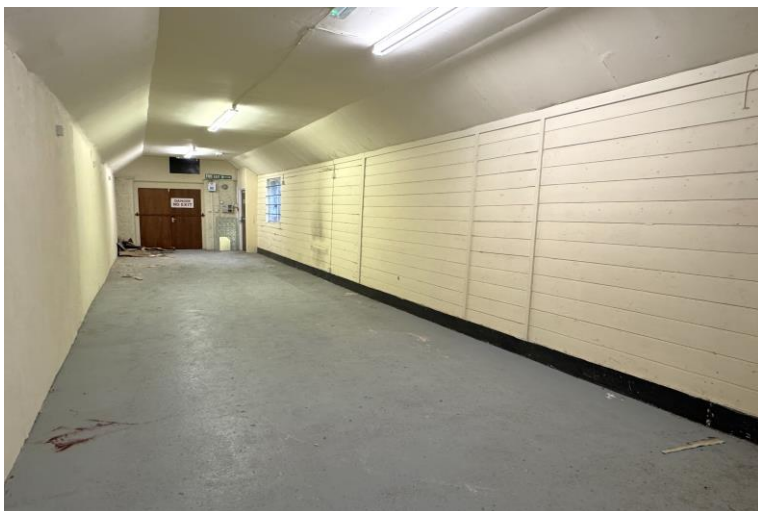
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www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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