



167-169 Union Street

Torquay, Devon, TQ1 4BX



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Modern, Well-Presented Office Block in Central Torquay
Accommodation Over Four Floors with NIA Approx. 227m² (2,443 sq ft)
Fitted with Glazed Partitioned Offices, Air Conditioning and Central Heating
Town Centre Location with Nearby Parking Options
Eligible for c.90% Small Business Rates Relief

LOCATION

The property is located in Torquay Town Centre, on Union Street, Torre. This central position places it within easy walking distance of cafés, shops, and professional services. The area is well served by public transport and provides excellent access to the Torbay Ring Road and surrounding towns.

This is an ideal office base for professional firms, creative agencies, or service-based businesses seeking high-quality accommodation in a town centre setting.

DESCRIPTION

167-169 Union Street comprises a smartly presented office block arranged over four floors. The premises are well maintained throughout and benefit from a modern specification including central heating, air conditioning, and fire alarm system.

The ground floor is arranged as a welcoming reception area with open-plan workspace and two glazed partitioned offices, ideal for directors or private working.

The first floor offers a large open office area with a kitchenette and a glazed director's office. The lower ground floor provides WCs and a generous meeting room, while the basement is set up as a separate private office space. Overall, the property provides an excellent standard of accommodation, ready for immediate occupation.

Ref No: 5376

Annual Rental of £25,000

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ACCOMMODATION

GROUND FLOOR

RECEPTION & OPEN OFFICE AREA

29' 7" x 26' 6" (9.02m x 8.07m)

GLAZED OFFICE 1

13' 3" x 12' 6" (4.03m x 3.82m)

GLAZED OFFICE 2

10' 10" x 8' 0" (3.30m x 2.43m)

FIRST FLOOR

OPEN OFFICE AREA

38' 10" x 26' 11" (11.84m x 8.21m)

KITCHENETTE

10' 3" x 7' 11" (3.13m x 2.42m)

DIRECTOR'S OFFICE

9' 9" x 9' 0" (2.98m x 2.75m)

LOWER GROUND FLOOR

MEETING ROOM

24' 7" x 16' 0" (7.50m x 4.88m) (Net Internal Area 36.57m²)

WC FACILITIES AND STORAGE ROOMS

BASEMENT

OFFICE:

16' 4" x 13' 3" (4.97m x 4.03m)

With window and fire exit to rear courtyard.

TOTAL NET INTERNAL AREA: 227m² (2,443 sq ft)

TENURE

Available by way of a new lease with exact terms to be agreed on negotiation.

RENT

£25,000 per annum. Payable monthly in advance.

EPC AWAITED

BUSINESS RATES

2023 List: £12,250.

Eligible for approximately 90% Small Business Rates Relief, resulting in an estimated rates payable of approximately £500 per annum. Interested parties are advised to speak to the Agents for further details.

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.lettingbusinesspremises.co.uk

Interested in this property?

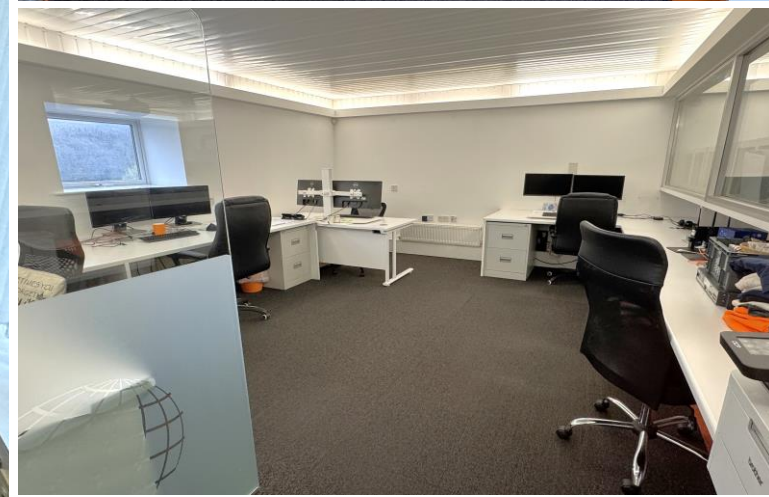
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A photograph of a modern office hallway. The walls are white, and the floor is covered in dark grey carpeting. On the left, there is a staircase with orange wooden railings. The hallway features several orange doors with white panels. Each door has a small red fire exit sign and a silver handle. A small potted plant sits on a white shelf in the background. The ceiling is white with recessed lighting.

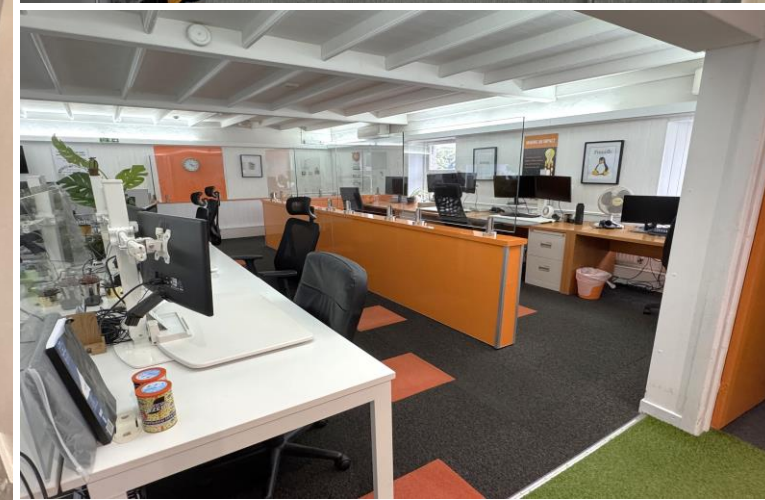


Family Business
3 Generations
Since 1943



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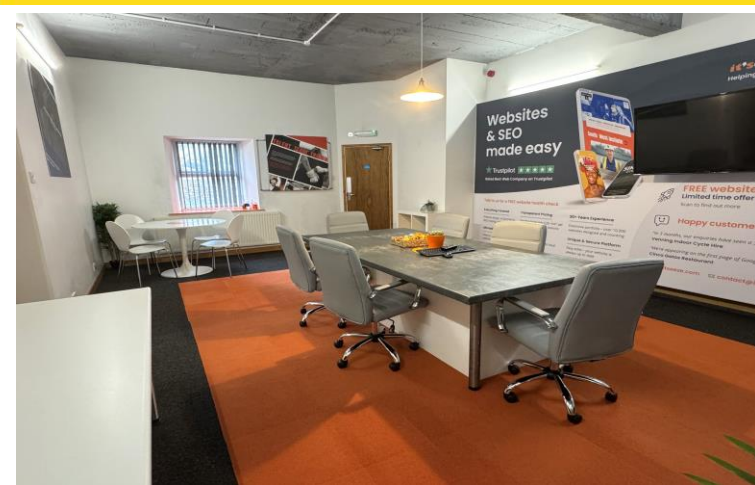
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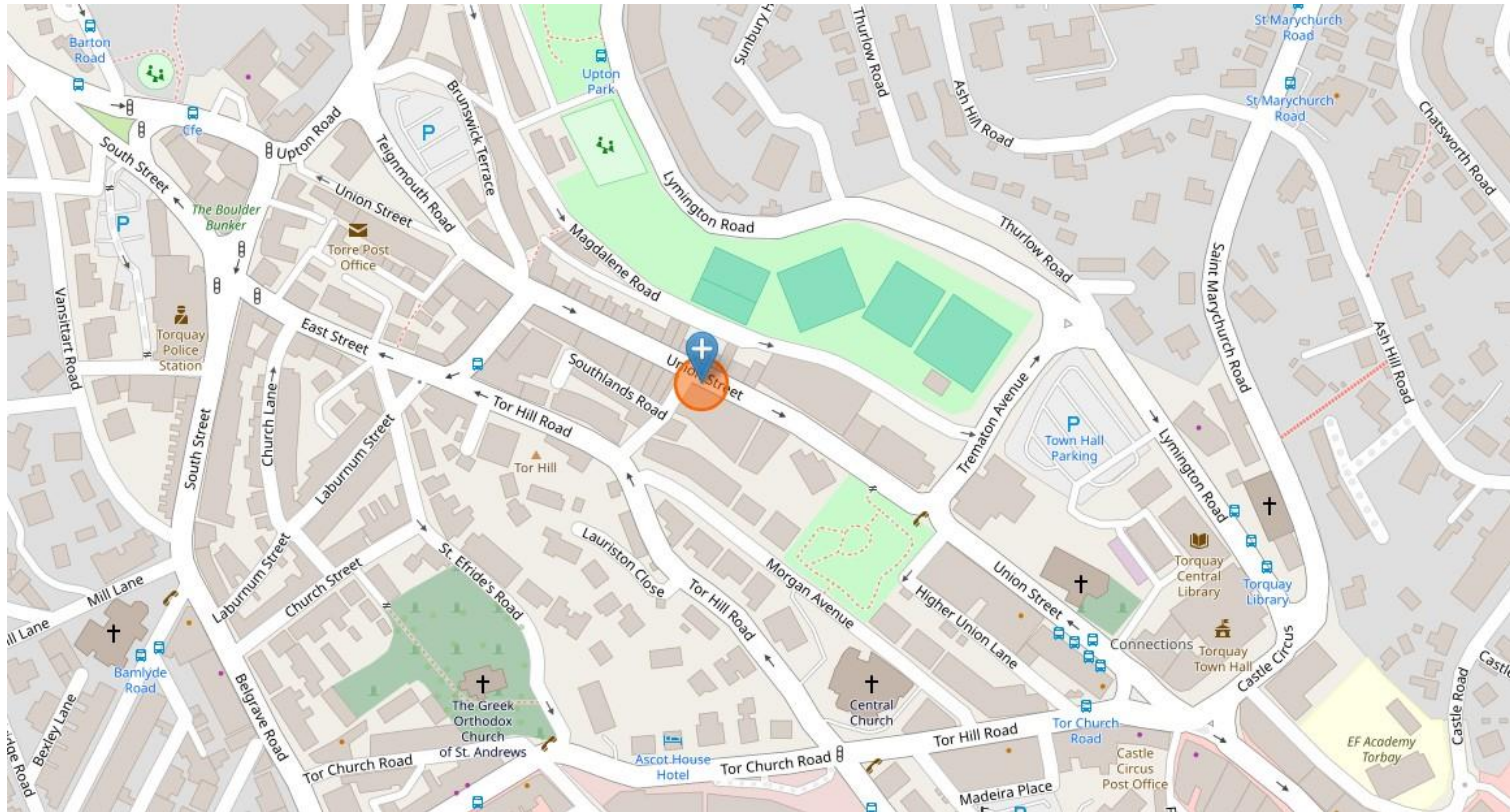


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www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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