

# 2<sup>nd</sup> Floor Office, 45 Union Street

Ref No: 5383

Torquay, Devon, TQ1 1ET



## Modern 2<sup>nd</sup> Floor Office Situated in Town Centre

Highly Versatile Office Accommodation

Net Internal Area: 230m<sup>2</sup> (2475 sq ft)

Passenger Lift Access

Smartly Presented, Ready for Occupation

Annual Rental of £14,500

Interested in this property?

T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



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## LOCATION

Situated on Union Street, the prime shopping parade in Torquay. The property benefits from a number of national and independent occupiers nearby. This central location gives occupiers all the benefits of town centre amenities, transport links and proximity to other businesses.

## DESCRIPTION

A bright and airy open plan office that benefits from windows along the length of the office and a glass atrium in the centre. Private offices, WC's and kitchen are located to the rear, making this self-contained office space a highly desirable and flexible opportunity for those looking to take a large town centre premises fitted out with modern specification.

The accommodation briefly comprises:-

### RECEPTION

12' 0" x 6' 5" (3.67m x 1.95m) (max)

### OFFICE 1

32' 10" x 8' 9" (10m x 2.66m) (max)

### OFFICE 2

19' 5" x 12' 5" (5.91m x 3.792m) (max)

### OFFICE 3

12' 5" x 16' 6" (3.78m x 5.04m) (max)

### OFFICE 4

14' 1" x 11' 7" (4.29m x 3.53m) (max)

### BREAKROOM

10' 10" x 12' 2" (3.3m x 3.7m) (max)

### DISABLED TOILET

### LADIES & GENTS

### KITCHENETTE

### TENURE

The property is available by way of a new Full Repairing and Insuring lease, with exact lease terms to be agreed on negotiation.

### VAT

The property is not elected for VAT and therefore is not chargeable on rent.

### LEGAL COSTS

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

## BUSINESS RATES

2023 List: £11,250

Please note this is not the Rates Payable amount.

Eligible parties will be able to claim 100% Small Business Rates Relief. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

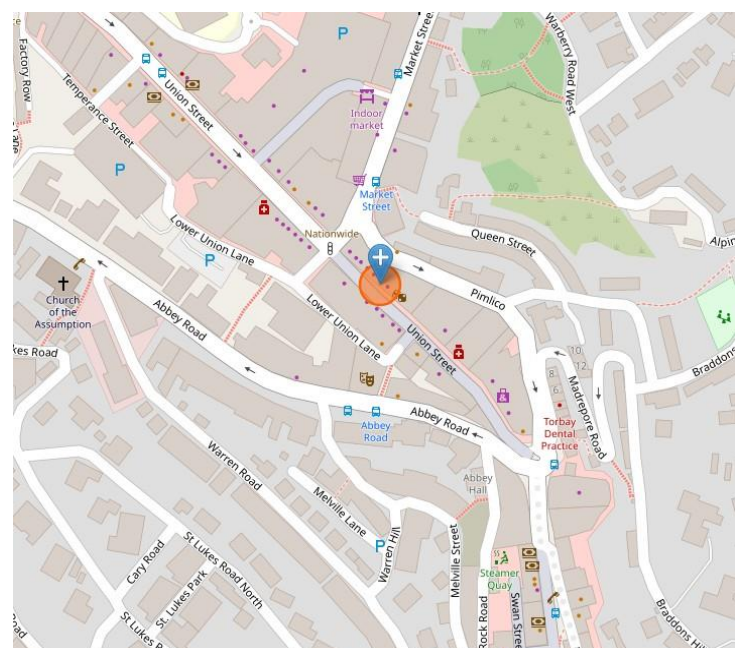
## EPC RATING C

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



Interested in this property?

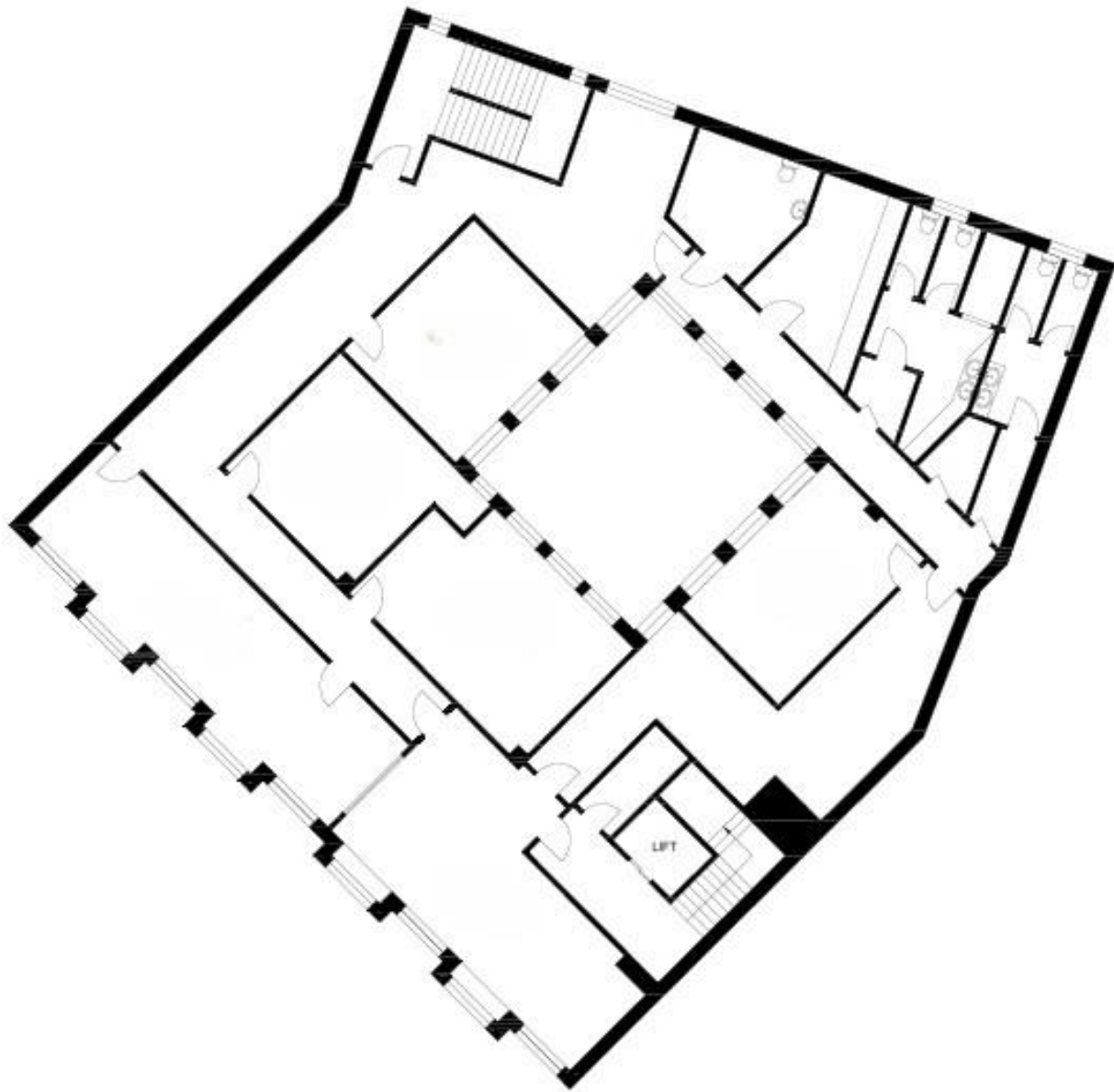
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### SECOND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 3267.92 SQ FT / 303.60 SQM

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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



**IMPORTANT NOTE:** Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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