

TO LET / FOR SALE

Union Street, Torquay

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PROPERTY CONSULTANTS

PRICE
REDUCED



RETAIL UNIT TO LET & PART-LET RETAIL INVESTMENT OPPORTUNITY

**102 - 104 Union Street
Torquay
TQ2 5PY**

**102 Union Street - LET
568 sq ft (52.81 sq m)**

**104 Union Street - TO LET
907 sq ft (84.3 sq m) plus
basement - 922 sq ft (85.7 sq m)**



102-104 Union Street, Torquay, TQ2 5PY

Location

Torquay is the principal retail centre in Torbay approximately 22 miles south of Exeter and 38 miles east of Plymouth with a population of 63,000 and an estimated catchment in the order of 130,000, with numbers supplemented by a high number of visiting tourists.

The retail premises are situated in the heart of the town centre on Union Street. Nearby occupiers include Argos, McDonalds, Natwest & New Look amongst other national and local retailers. Parking is available in nearby multi storey and pay and display on street parking.



Description

The premises comprise a pair of ground floor lock up retail units with prominent frontages to the high street. 102 Union Street is currently let. 104 Union Street is vacant and provides good ground floor retail and ancillary space in addition to a good sized basement which spans under both properties.

The upper parts have been sold off on a long-leasehold basis.

Accommodation

Area	Sq ft	Sq m
102 Union Street	568	52.81
104 Union Street	907	84.3
104 Union Street - Basement	922	85.7
TOTAL	2,397	222.81

All measurements are approximate Net Internal Areas.

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

We understand 104 Union Street benefits from A1 (retail) and A2 (professional services) uses but all interested parties should make their own enquiries to the Planning Department of Torbay Council. Tel: 01803 207201 or www.torbay.gov.uk.

Lease

102 Union Street is let on a 10 year lease on internal repairing terms (incl. shop front) incorporating a fifth year rent review at £12,000 per annum.

104 Union Street is available by way of a new effectively full repairing (excl. roof liability) and insuring lease for a term of years to be agreed.

Rent/Price

Rent on application. Please contact the office to discuss your requirement.

The freehold is available for £300,000. Interested parties are advised to register their interest with the agents.

Business Rates

Interested parties should make their own enquiries to Torbay Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

We are advised by the Valuation Office website that the premises are assessed for rating purposes as follows:-

102 Union Street
Description: Shop & premises
Rateable Value: £12,250

104 Union Street
Description: Betting shop & premises
Rateable Value: £20,500

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

Energy Performance Certificate

The energy performance certificate rating is F (141). The full certificate and recommendations can be provided on request.

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Legal Costs

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

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasebusinesspremises.co.uk.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Subject to Contract

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Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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