

# TO LET

RETAIL

97 Union Street Torquay TQ1 3DW



- Hot Food Take-Away Planning Use
- New Shop Front and refurbished unit
- Directly opposite McDonald's

HedgeLand

Property Consultants

## LOCATION

Torquay is a busy seaside town with a resident population of approx. 65,000 that is substantially enlarged during the tourist season. Situated on the main Union Street, the property is close to various offices of Torbay Council and the Town Hall and a number of independent and National retailers including McDonald's, Costa, Nat West and Boots and is close to Union Square Shopping Centre with Iceland and Greggs promoting pedestrian footfall. The unit benefits from main road frontage and Bus Stop directly in front of the property with on street parking and public car parks close-by.

## DESCRIPTION

The ground floor unit is offered with the benefit of the internal layout providing retail and storage areas and benefits from a refurbished unit to 'white box' standard ready for tenant shop-fit.

## ACCOMMODATION AVAILABLE

(All areas are approximate and measured on a net internal basis)

Shop Front	4.3m
Shop depth	14.9m
Retail	86.93 sq m (935 sq ft)
WC	

## SERVICES

Mains water, drainage, electricity, gas

## RATEABLE VALUE

The property is currently assessed as a whole building (including upper parts) with a Rateable Value of £13,500 (2023 List) The intention is to divide the building and offer the ground floor only for commercial use which is likely to reduce the ground floor Rateable Value once reassessed. We recommend that interested parties contact the Local Authority concerning rates payable following any re-assessment by the Valuation Office.

## LEASE TERM

A flexible lease term is offered. A rent deposit will be required to secure a lease. Further details on request.

## RENT

£14,500 pax.

## VAT

All prices are exclusive of VAT and if applicable will be charged at the prevailing rate.

## LEGAL COSTS

Parties are to bear their own costs in the preparation of the lease subject to a conditional undertaking to the Landlord. (further details on request)

## EPC

The current Energy Performance Certificate is C/57. Further details on request.

## PLANNING

Current planning is Hot Food Take Away.

## VIEWING

For more information or to arrange a viewing please contact the Agents:

HedgeLand Property Consultants

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E [enquiries@hedgeland.co.uk](mailto:enquiries@hedgeland.co.uk)

Code for Leasing Business Premises England & Wales 2007

Hedgeland Property Consultants supports the code for Leasing Business Premises advises prospective tenants to obtain professional advice before entering into a tenancy agreement.



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