



# To let

## 72 - 82 Union Street, Torquay, Devon, TQ2 5PY

Viewing by prior appointment  
with Damian Cook MRICS /  
Tom Churchward MSc

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Prime trading location

Ground floor retail area approx: 15,534 sq ft

Additional ancillary areas approx.: 18,395 sq ft

Suitable for a variety of uses (subject to consents)

To let: £100,000 per annum

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## Location

A seaside town Torquay specialises in the Tourism sector and boasts a wide variety of attractions and leisure facilities. Supporting this the high street offers a wide variety of retailers and other occupiers such as cafes to entice holiday makers to venture into the town.

In addition to this heavy tourist population Torquay has a resident population of approximately 65,000, making it the largest of the three towns that make up Torbay. The result of this is occupiers can look to enjoy a year round trade to follow their strong seasonal boost.

There a number of independent and National occupiers nearby. National occupiers include, GAME, Halifax Costa Coffee, Boots, Pandora, Nationwide, EE, O2, Superdrug, The Entertainer and Wilkinson.

## Description

Well situated on Union street the property holds a commanding presence and benefits from a superb retail frontage, generous ground and first floor trading areas.

Formerly trading as New Look the unit offers flexible accommodation and could be suitable for a wide variety of uses (Subject to consents).

## Accommodation

Please see below approximate floor areas:

Description	Sq ft	Sq.m
Ground Floor	15,534	1,443
First Floor	9,386	871
Second Floor	622	57
Third Floor	621	57
Basement Floor	7,766	721
<b>TOTAL:</b>	<b>33,929</b>	<b>3,149</b>

## Lease Terms

Offered by way of an under lease. Head lease expiry dated March 2027. The property is being offered at an initial rent of **£100,000 per annum exclusive**. All other terms by negotiation.

## Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: C75

## Business Rates

Rateable value: £243,000.

Rates payable: Please note, this is not the rates payable. Interested parties are advised to make their own enquiries with the billing authority, Torbay Council.

## VAT

VAT is charged at the standard rate where applicable.

## Legal Costs

Both parties to bear their own legal costs in the transaction.

## Viewing & Further information

Strictly by appointment through the joint-sole agents:

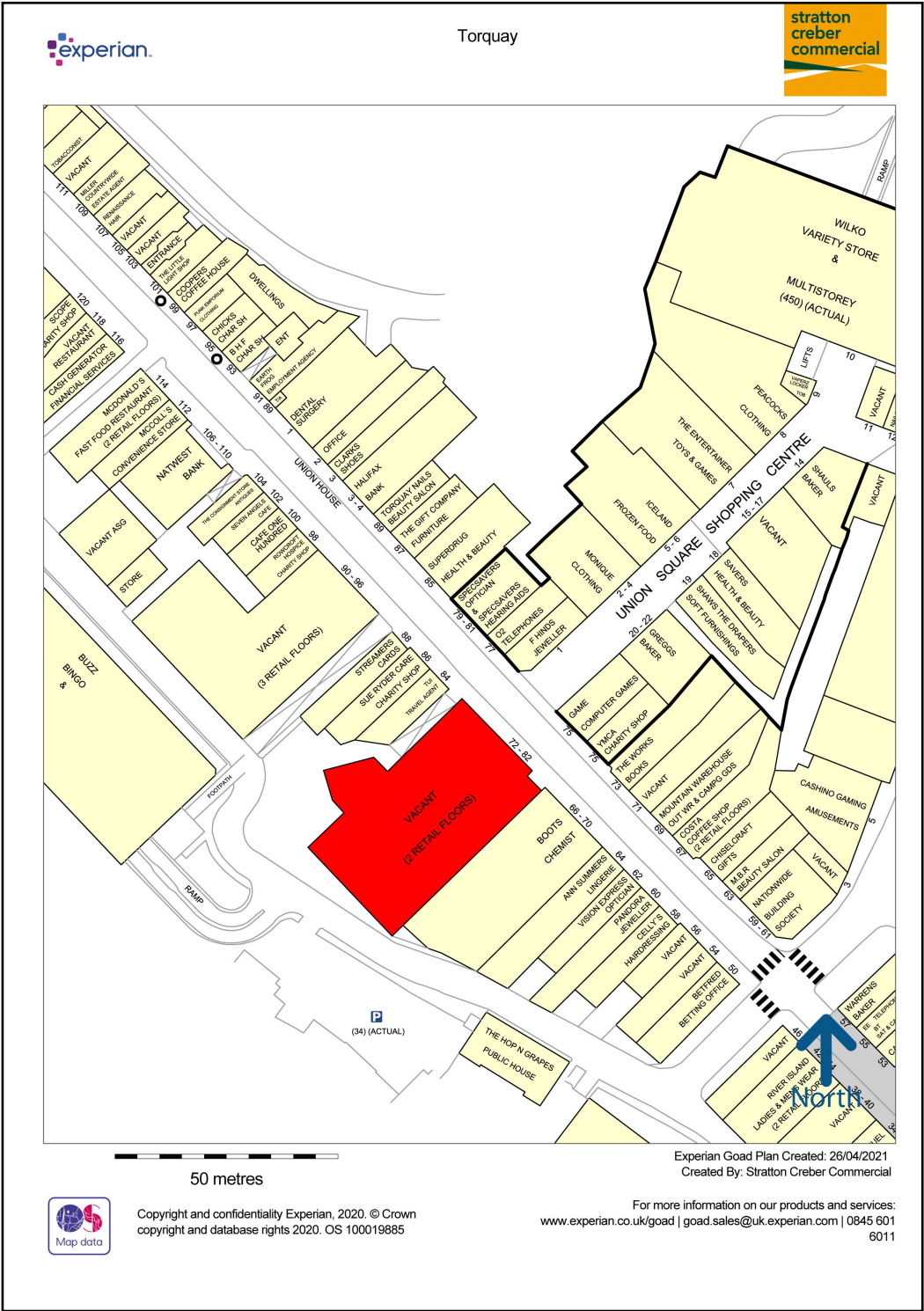
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## OR

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