

INTERNATIONAL  
LANGUAGE  
ACADEMY

stratton  
creber  
commercial

property consultants



123 Union St, Torquay, Devon, TQ1 3DW

To let

Viewing by prior appointment  
with Jonathan Ling

(01392) 202203

[jonathan@sccexeter.co.uk](mailto:jonathan@sccexeter.co.uk)

Ground floor lock up shop

High footfall area with strong public transport links

Highly visible corner position

Net Internal Area 35.13 m<sup>2</sup> (378 sq ft)

100% Small Business Rates Relief Available

To let: £7,000 + VAT per annum

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

## Location

The property is located in Torquay, the largest of the three towns that comprise Torbay. A popular seaside town Torquay has a resident population of around 65,000 people which increases considerably in the summer months.

Situated at the top of Union Street the property holds a corner property opposite the historic Town Hall. The property benefits from high levels of foot fall and continuous vehicular drive-by. There are a number of independent and national occupiers nearby including McDonalds, Halifax Bank, Superdrug which anchor this part of town.

## Description

The property is a ground floor lock up shop with a large display window which capitalises on the highly visible corner position that it holds. Previously used as an office for residential lettings & estate agency, the accommodation is flexible and would suit a variety of uses, subject to consents.

## Accommodation

The accommodation comprises:

Description	Sq ft	Sq.m
Ground Floor Retail Area	279	25.88
Ground Floor Office	100	9.25
<b>TOTAL:</b>	<b>378</b>	<b>35.13</b>

## Lease Terms

The property is available by way of new lease. Initial rent of **£7,000 per annum**. Other terms to be agreed by negotiation, please contact the agent for details.

The property is also available to purchase, the long leasehold 125 years interest as of June 2017, is being marketed at £105,000.

## Energy Performance Certificate (EPC)

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

## Business Rates

Ratable Value: £5,300  
Estimates Rates Payable: £2,644

Please note this is not the rates payable. Qualifying occupiers will be eligible for up to 100% Small Business Rates Relief. Interested parties are advised to make their own enquiries with local billing authority Torbay Council.

## VAT

The property is elected for VAT.

## Legal Costs

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

## Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling BA (Hons) MSc MRICS  
Tel: (01392) 202203  
Email: [jonathan@sccexeter.co.uk](mailto:jonathan@sccexeter.co.uk)

Or

Contact: Tom Churchward MSc Real Est.  
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