



123 Union St, Torquay, Devon, TQ1 3DW

For Sale

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

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 m² (378 sq ft)

100% Small Business Rates Relief Available

Price: £105,000 plus VAT long-leasehold

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.

The property presents an excellent opportunity for those looking to owner-occupy an affordable premises within the town centre. Alternatively, it would suit an investors looking for a affordable investment in a town centre location.

Accommodation

The accommodation comprises:

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

Tenure

The long leasehold of 125 year interest, as of June 2017, is available for **£105,000**. For full details please contact the agents.

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

Or

Contact: Tom Churchward MSc Real Est.
Tel: (01392) 202203
Email: tom@sccexeter.co.uk



