

To Let



**45 Union Street
Torquay
Devon
TQ1 1ET**

**2,700 sq ft (250.91 sq m) Ground Floor Retail
2,337 sq ft (217.10 sq m) 1st Floor Ancillary**

Prime Retail Premises in the Heart of Torquay Town Centre

LOCATION

Torquay is the principal retail centre in Torbay approximately 22 miles south of Exeter and 38 miles east of Plymouth with an immediate 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 unit is situated in the pedestrianized shopping thoroughfare, a prime position with nearby occupiers including, TSB, Primark, H&M, JD Sports, River Island, Thornton's, Card Factory, Costa and Tesco Metro as well as a host of quality local independent operators.

DESCRIPTION

The premises comprise a prominent ground floor shop premises with 1st floor ancillary accommodation. The property is arranged as ground floor sales to a shell finish ready for occupier fit out, with 1st floor ancillary including storage, staff room, kitchenette and WC.

ACCOMMODATION

Shop Frontage	52'9" (16.14 m)
Shop Depth	61'7" (18.80 m)
Ground Floor Sales	2,700 sq ft (250.91 sq m)
Ground Floor Ancillary	252 sq ft (23.41 sq m)
1 st Floor Ancillary	2,337 sq ft (217.10 sq m)

All measurements are approximate net internal areas.

PLANNING

We understand the premises currently have a use class falling under Class A1 Retail Use.

Interested parties are advised to make their own enquiries to satisfy themselves to the intended use with the Local Planning Authority, Torbay Council (01803) 207201.

TERMS

Available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENT

Commencing rent of £75,000 per annum exclusive.

BUSINESS RATES

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

Description: SHOP AND PREMISES
Rateable Value £154,000
UBR: 47.1 £/p
Rates Payable (2013/2014): £72,534

LEGAL COSTS

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

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 VAT implications before entering into any agreement.

THE CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007

Please see www.leasingbusinesspremises.co.uk

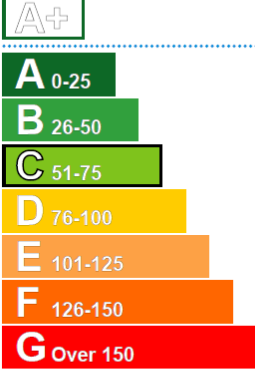
ASBESTOS REGULATIONS

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 2006 (CAR 2006). 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



ENERGY PERFORMANCE CERTIFICATES

An EPC is available for this property.

Energy Performance Certificate		HM Government
Non-Domestic Building		
45-47 Union Street TORQUAY TQ1 1ET	Certificate Reference Number: 0530-0331-1920-2402-2002	
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd .		
Energy Performance Asset Rating		
More energy efficient		
		
		← 70 This is how energy efficient the building is.
Less energy efficient		
Technical information		Benchmarks
Main heating fuel: Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:	
Building environment: Air Conditioning	62 If newly built	
Total useful floor area (m ²): 553.032	97 If typical of the existing stock	
Building complexity (NOS level): 5		

SUBJECT TO CONTRACT

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VIEWING ARRANGEMENTS/FURTHER INFORMATION

Alder King Property Consultants

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Ref LS/JAS/78055
Date April 2014





50 metres

Experian Goad Plan Created: 15/04/2014
Created By: Alder King

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