



33.08m² (356 sqft) Prominent Office /Studio /Shop unit in Town Centre

123 Union Street Torquay, TQ1 3DW

For Sale—offers on £135,000 inc VAT or only £112,500 if you are VAT registered.

WAYCOTTS
Established 1878

123 Union Street , Torquay, TQ1 3DW

For Sale: £135,000 Leasehold inclusive of VAT so only £112,500 net VAT

Situation and Description

A very prominent office or retail premises at the top end of Torquay town centre.

The premises benefit from an excellent frontage providing the maximum of advertising with small storage area & WC behind.

The premises have been used for estate agency and property letting purposes although are ideal for many other uses within class 'E'

Accommodation

Ground Floor Retail Area 28.1m² (302.46 sq ft)

Rear Storage Room 4.98m² (53.60 sq ft)

WC & Wash hand basin.

Total Area 33.08m² (356.07 sq ft)

Proposal

The property is available on a long ground lease with a modest ground rent.

We await full details of the lease although understand that this property is subject to an 8% share of exterior maintenance and insurance, the property is currently awaiting comprehensive redevelopment and we understand that the freeholders have confirmed that there will be no liability towards these works.

Our clients will consider an offer for a short lease say 6 years with or without an option to purchase at a market rent to be agreed.

Rateable Value: £5,300.

Small business relief available to qualifying occupiers.

EPC: Energy Rating E

VAT

The property is elected to VAT and the figures quoted are inclusive of VAT which can be reclaimed if purchaser/tenant has a VAT registration.

Our client will consider the sale of the property on a deregistered basis if required.

Otherwise a sale to VAT registered businesses, the transfer of going concern rules we believe will apply.

Legal Costs

Each party to be responsible for their own legal costs incurred.

Viewing

Strictly by prior appointment contact :-

Nick Wheeldon MRICS or Clare Powlesland BA Hons.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.