



Town Centre Upper Floor Offices 84 Union Street, Torquay, TQ2 5PY

TO LET - £4,500 PA

Offices 125m² (1346sqft)

WAYCOTT'S 
Established 1878

Fantastic Value self-contained Town Centre self-contained office suite on 2nd, 3rd and attic levels

TO LET - £4,500 PA + VAT

LOCATION

The property is situated at the upper end of union street in a prime shopping area opposite the entrance to the Union Square Shopping Centre and amongst a number of national retailers including BHS, New Look, Boots and Costa Coffee.

OFFICES

The offices are accessed off the main street via a communal staircase to the side of Thomson travel agency. The access is shared with the unisex hairdressers situated on the first floor. The premises offer spacious, great value town centre accommodation. Alongside the premises is a wide and user-friendly pedestrian walkway which leads to one of the Towns principle multi storey car parks.

ACCOMMODATION

Second Floor 3 intercommunicating offices to the front, a large office space to the rear alongside Kitchen and WC facilities. Office space totals 69.07m² (743sqft). Third Floor 2 offices to the front of the property. Office space totals 37.11m² (399sqft). Attic Level Office/storage space Office space

totals 18.84m² (203sqft). N.B. The furniture present in the photos has been left in the premises by the previous tenants.

PROPOSAL

Property is available on a new lease length, negotiable on effective FRI terms subject to 3 yearly reviews.
RENT £5,200 per annum.

RATES

Rateable Value: £4,750. EPC (Energy Performance Certificate) The offices have an EPC rating of 98 which places them in section D. SERVICES We have not yet carried out any tests on the services and are therefore unable to comment on their condition or adequacy.

VAT

All figures quoted are exclusive of VAT whether chargeable or not. Interested parties are recommended to establish VAT implications before entering into any agreement.

**Viewing by appointment
only WAYCOTTS
01803 403060**



Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 98 This is how energy efficient the building is.