

Town Centre Upper Floor Offices 84 Union Street, Torquay, TQ2 5PY TO LET - £4,500 PA Offices 125m<sup>2</sup> (1346sqft)



# 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 69.07m<sup>2</sup> (743sqft). Third Floor 2 offices to the front of the property. Office space totals 37.11m<sup>2</sup> (399sqft). Attic Level Office/storage space Office space totals 18.84m<sup>2</sup> (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





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

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