



88 Union Street, Torquay, Devon, TQ2 5PY

Substantial Town Centre Retail Unit with Rear Parking and Delivery Access 326.2m<sup>2</sup> 3511 sq. ft.

**FOR SALE or TO LET**

**WAYCOTTS**   
Established 1878



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FOR SALE or TO LET

## Situation and Description

The premises are situated on the left hand side of Union Street going up towards the Town Hall opposite the Union Square shopping Centre.

Nearby retailers and service providers include Costa Coffee, Boots, Vision Express and Tui to name a few as well Torquay's main cinema relocated from Abbey Road being situated next door.

The current tenants are vacating at lease end and our clients propose to take either a new lease or sell the freehold.

## Accommodation

### Ground Floor

Frontage	5.5m	
Retail Area	129.7m <sup>2</sup>	(1396sq ft)
Basement Storage	130.2m <sup>2</sup>	(1401sq ft)
First Floor Storage	66.3m <sup>2</sup>	(714sq ft)

## Lease

A new lease available subject to 3 yearly upward only rent review on effective full repairing and insuring terms.

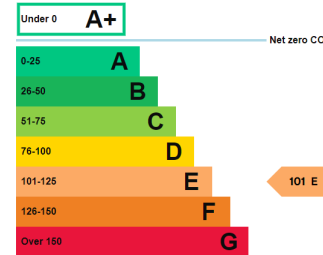
**Rent:** £12,500pa

**Freehold:** Offers invited for this valuable interest with vacant possession.

## Rateable Value

£26,500 as at 1st April 2023

## EPC



## VAT

All prices and rents quotes are exclusive of VAT where chargeable.

## Legal Costs

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

## Viewing

Strictly by prior appointment

contact Waycotts

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