



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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LARGE RETAIL UNIT TO LET

2 MARKET STREET, TORQUAY, TQ1 3BT

GROUND FLOOR AREA
477.81 SQ M (5,143 SQ FT)
Former Convenience Store

Location

The subject premises occupy an extremely prominent location located at the bottom of Market Street close to the junction of Union Street and opposite **Union Square Shopping Centre**. Occupiers in the locality include **Ladbrokes, Boots, Costa Coffee** and **Vision Express** as can be seen from the attached extract.

Description

The premises comprise a retail unit arranged over ground floor with storage at first floor level. The property of modern concrete framed construction surmounted by a flat roof.

Accommodation

Ground Floor Area	477.81 sq m	5,143 sq ft
First Floor Stores	413.20 sq m	4,447 sq ft

These areas have been supplied by a third party and have not been verified by us.

Lease

Available by way of a new sublease expiring 31st May 2023 without further review excluding sections 24-28 of The Security of Tenure Provisions of the Landlord and Tenant Act 1954 part II. Longer term by negotiation.

Commencing Rental

£43,500 per annum exclusive of Business Rates and VAT.

Rating Assessment

Rateable Value (2010) £50,000
Rateable Value (2017) £39,500
Rate in £ (2017/2018) 48.0p
Rates Payable £20,128.50

This information is for guidance purposes only. Interested parties are advised to make their own enquiries. This property is subject to transitional rates relief for the current year and each subsequent year until April 2022 following the rates revaluation.

EPC / Floor Plans

Available upon request.

Legal Costs

Each party are to be responsible for their own legal costs incurred within the proposed transaction.

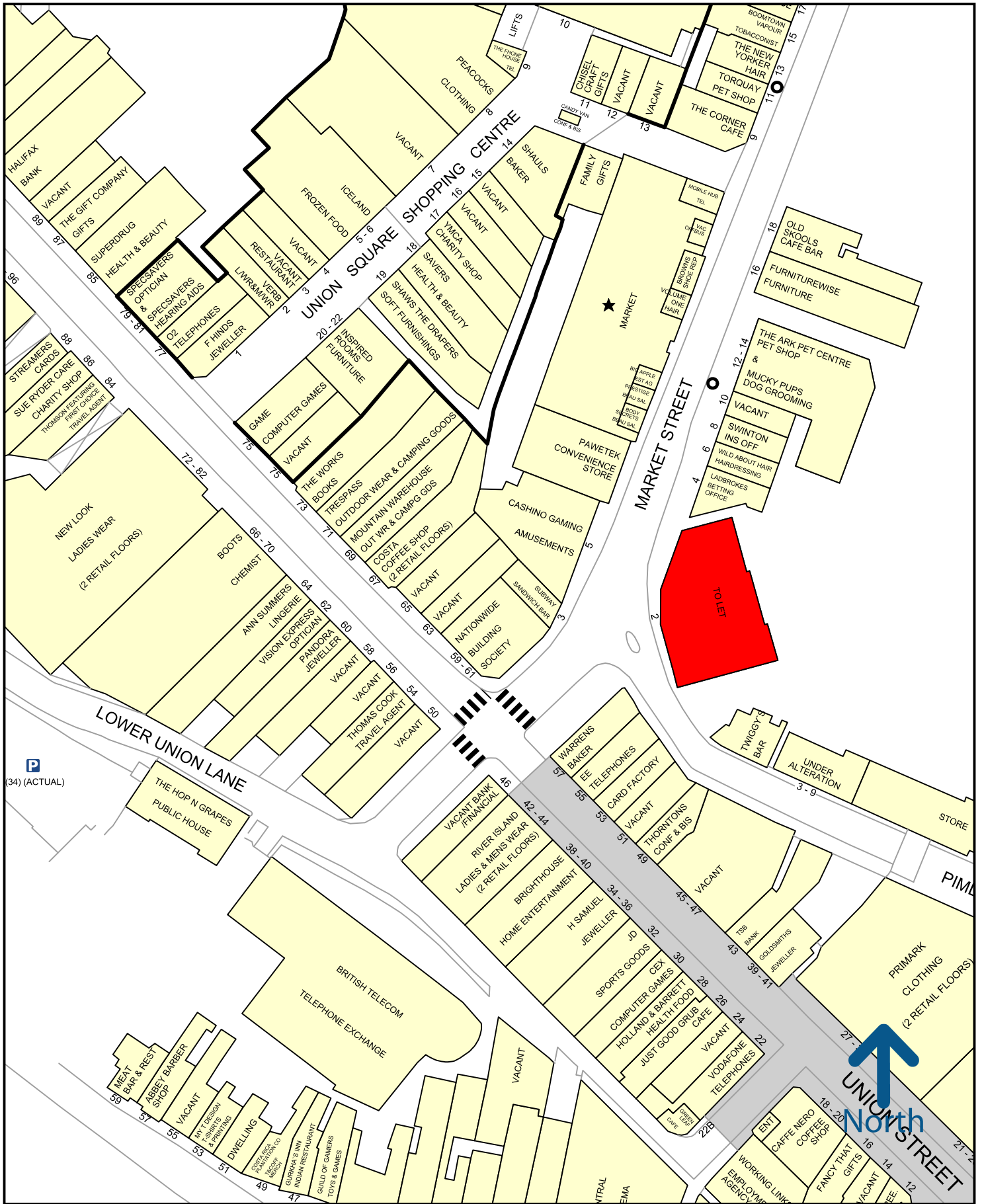
Viewing

Strictly by appointment with the sole retained agent:-

Barry Muggridge
Rowley Hughes Thompson LLP - Bristol
Direct Tel: 0117 970 7534
Email: barrym@rhretail.co.uk

Date prepared: March 2019 All transactions are stated exclusive of VAT. Subject to Contract.

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50 metres

Experian Goad Plan Created: 19/07/2016
Created By: RHT

