

Location

Torquay is one of the UK's most popular holiday destinations and a major regional commercial centre for south east Devon. It is situated approximately 34 miles north east of Plymouth and 95 miles south west of Bristol with good road communications with the A380 linking the town to the M5 motorway. The town has a resident population of 65,245 people with a catchment of 100,250 and an average 3.5 million tourist visitors per annum.

The property is prominently situated overlooking the inner harbour. They are adjacent to **Debenhams** and close to **Hoopers Department Store, Pizza Express, Yate's Bar, HSBC** and **Fleet Walk Shopping Centre**.

Description

The premises are arranged over ground, mezzanine and two upper floors providing the following approximate dimensions and internal floor areas:

Floor	Sq ft	Sq m
Gross Frontage	37 ft 11	11.56 m
Shop Depth	54 ft 2	16.51 m
Ground floor sales	1,807 sq ft	168 sq m
Mezzanine	222 sq ft	21 sq m
First Floor	1,187 sq ft	110 sq m
Second Floor	828 sq ft	77 sq m
Total	4,044 sq ft	376 sq m

There are 3 car parking spaces to the rear.

Tenure

Available on a new lease on terms to be agreed, subject to vacant possession, quoting **£45,000 pax**.

Alternatively, the freehold is available, pricing to be discussed upon application.

Planning

There may be an opportunity for a residential conversion to the upper floors, subject to planning permission.

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

For further information please contact:

Chris Wright

+44 (0)117 988 5254

+44 (0)7974 359210

chris.wright@avisonyoung.com

Interested parties should carry out their own due diligence in this regard.

Business Rates

We understand that the property is assessed as follows:

2017 Rateable value: £44,250

UBR (2021/22): 49.9p

There is currently a rates holiday for qualifying retail and leisure uses until 30th June 2021. Interested parties should carry out their own investigations.

Sue Fermanel

T: +44 117 988 5228

sue.fermandel@avisonyoung.com

Legal Costs

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

EPC

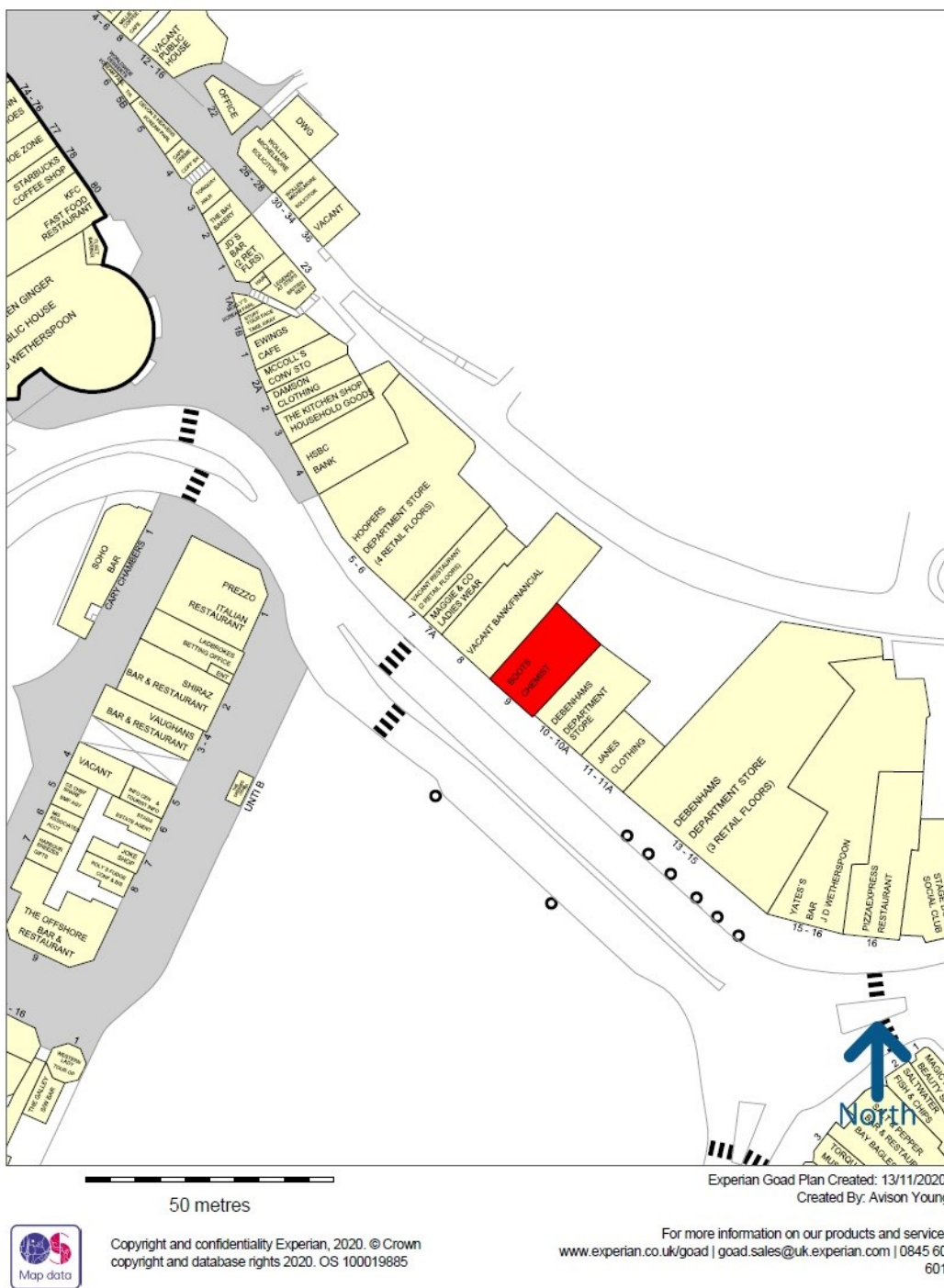
The Energy Performance Assess rating is C64. The certificate can be made available on request.

VAT

VAT if applicable will be charged at the standard rate.

Subject to Contract





November 2020

Visit us online avisonyoung.co.uk

St Catherines Court, Berkeley Place, Bristol BS8 1BQ

© Avison Young (UK) Limited. All rights reserved.

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.

4) All prices quoted are exclusive of VAT.

5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.

AVISON
YOUNG