

Lot 42, 49 Union Street, Torquay,

Devon TQ1 1ET

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



# Lot 42, 49 Union Street, Torquay,

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### Property Information

#### Freehold Retail Investment

- Shop let to Hays Travel Limited
- Lease expiring December 2026
- Tenant break option in December 2021 not exercised
- Separately accessed upper floors offered with vacant possession (1,932 sq ft)
- Nearby retailers include Primark, Boots the Chemist, Superdrug, River Island, Holland & Barrett, JD Sports, McDonald's and Costa Coffee

#### Lot

42

#### Auction

2nd November 2023

#### Rent

£23,500 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

#### Location

##### Miles

22 miles south of Exeter, 32 miles east of Plymouth, 85 miles south of Bristol

##### Roads

A38, A380, A385, M5

##### Rail

Torquay Railway Station

##### Air

Exeter International Airport

#### Situation

The property is prominently situated in the heart of the town centre, on the pedestrianised part of Union Street, Torquay's prime retailing thoroughfare. Nearby retailers include Primark, Boots the Chemist, Superdrug, River Island, Holland & Barrett, JD Sports, McDonald's and Costa Coffee.

#### Tenure

Freehold.

#### EPC

Band C

#### Description

The property comprises a shop arranged on the ground floor with separately accessed first, second and third floors, offered vacant.

#### VAT

VAT is applicable to this lot.

#### Completion Period

Six Week Completion

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	70.16	(755)	HAYS TRAVEL LIMITED (1)	10 years from 15/12/2016	£23,500
First/Second/Third	Ancillary	179.55	(1,932)	VACANT	-	-
<b>Total</b>		<b>249.71</b>	<b>(2,687)</b>			<b>£23,500</b>

(1) For the year ending 30th April 2022, Hays Travel Limited reported a turnover of £219,409,000, a pre-tax profit of £14,355,000 and a net worth of £26,539,000 (www.northrow.com).

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### Contacts

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September 2020