For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)





Freehold Retail Investment

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#### **Property Information**

Freehold Retail Investment		Location	Description	
<ul> <li>Shop let to Hays Travel Limited</li> <li>Lease expiring December 2026</li> <li>Tenant break option in December 2021 not exercised</li> <li>Separately accessed upper floors offered with vacant possession (1,932 sq ft)</li> <li>Nearby retailers include Primark, Boots the Chemist, Superdrug, River Island, Holland &amp; Barrett, JD Sports, McDonald's and Costa Coffee</li> </ul>		Miles22 miles south of Exeter, 32 miles east of Plymouth, 85 miles south of BristolRoadsA38, A380, A385, M5RailTorquay Railway StationAirExeter International Airport	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.	
Lot 42 Rent £23,500 per Annum Exclusive	Auction 2nd November 2023 Status Available	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.	Six Week Completion	
<mark>Sector</mark> High Street Retail	Auction Venue Live Streamed Auction	Tenure Freehold.	-	
		EPC Band C	-	

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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	-	-
Total		249.71	(2,687)			£23,500

(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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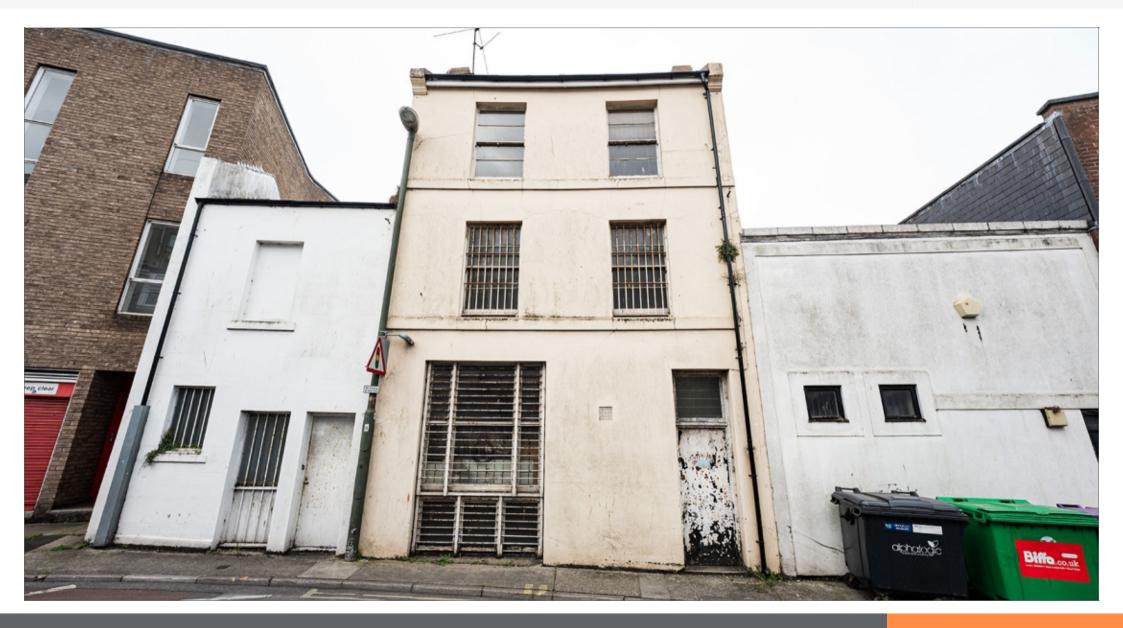




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#### Contacts

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