For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)





Freehold Retail Investment

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Property Information

Freehold Retail Investment		Location Description	Description	
 Shop let until February 2028 t/a Vision Express Traded as Vision Express for almost 30 years Approx. 476.20 sq. m. (5,124 sq. ft.) over Ground, Basement and First floors Includes under croft parking for approximately 4 cars and a goods lift Nearby occupiers include McDonalds, Costa, Waterstones, New Look, Primark and Iceland 		Miles22 miles south of Exeter, 32 miles east of Plymouth, 85 miles south of BristolThe property comprises a shop arranged over ground, first a The property benefits from 4 under croft car parking spaces accessed via Lower Union Lane.RoadsA38, A380, A385, M5accessed via Lower Union Lane.RailTorquay Railway StationVATAirExeter International AirportVAT		
		Situation VAT is applicable to this lot.	VAT is applicable to this lot.	
Lot 24	Auction 10th July 2025	Completion Period		
		The property is prominently situated in the heart of the town centre, on the south side of Union Street, close to its junction with Market Street and Union Square	Completion Period	
Rent	Status	Shopping Centre. Nearby occupiers include McDonalds, Costa, Waterstones,	6 week completion	
£27,500 per Annum Exclusive	Available	New Look, Primark and Boots.		
<mark>Sector</mark> High Street Retail	Auction Venue	Tenure		

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (2)	Floor Areas Approx sq ft (2)	Tenant	Term	Rent p.a.x.
Ground Basement First	Retail Ancillary Ancillary	160.80 158.10 157.30	(1,730) (1,701) (1,693)	TORQUAY V.E. LIMITED, with Guarantee from ABBEFYFIELD V.E. LIMITED t/a Vision Express (1)	10 years from 15/02/2018	£27,500
Total		476.20	(5,124)			£27,500

(1) Torquay V.E. Limited is wholly owned by Vision Express (UK) Limited. For the year ending 31/12/2023 Vision Express (UK) Ltd reported a Turnover of £384,567,000, a Pre-Tax Profit of £7,920,000 and a Net Worth of £15,337,000 (NorthRow 15/04/2025). Vision Express is a British eyecare company currently operating from over 550 stores across the UK and Ireland (www.visionexpress.com).
 (2) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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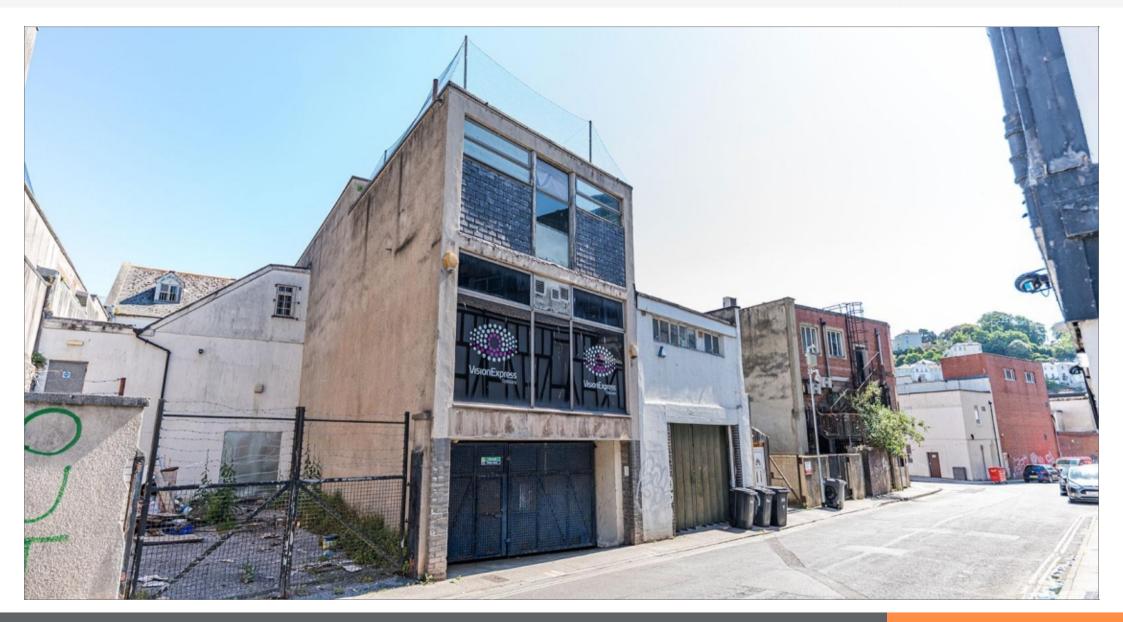




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