

lot 50

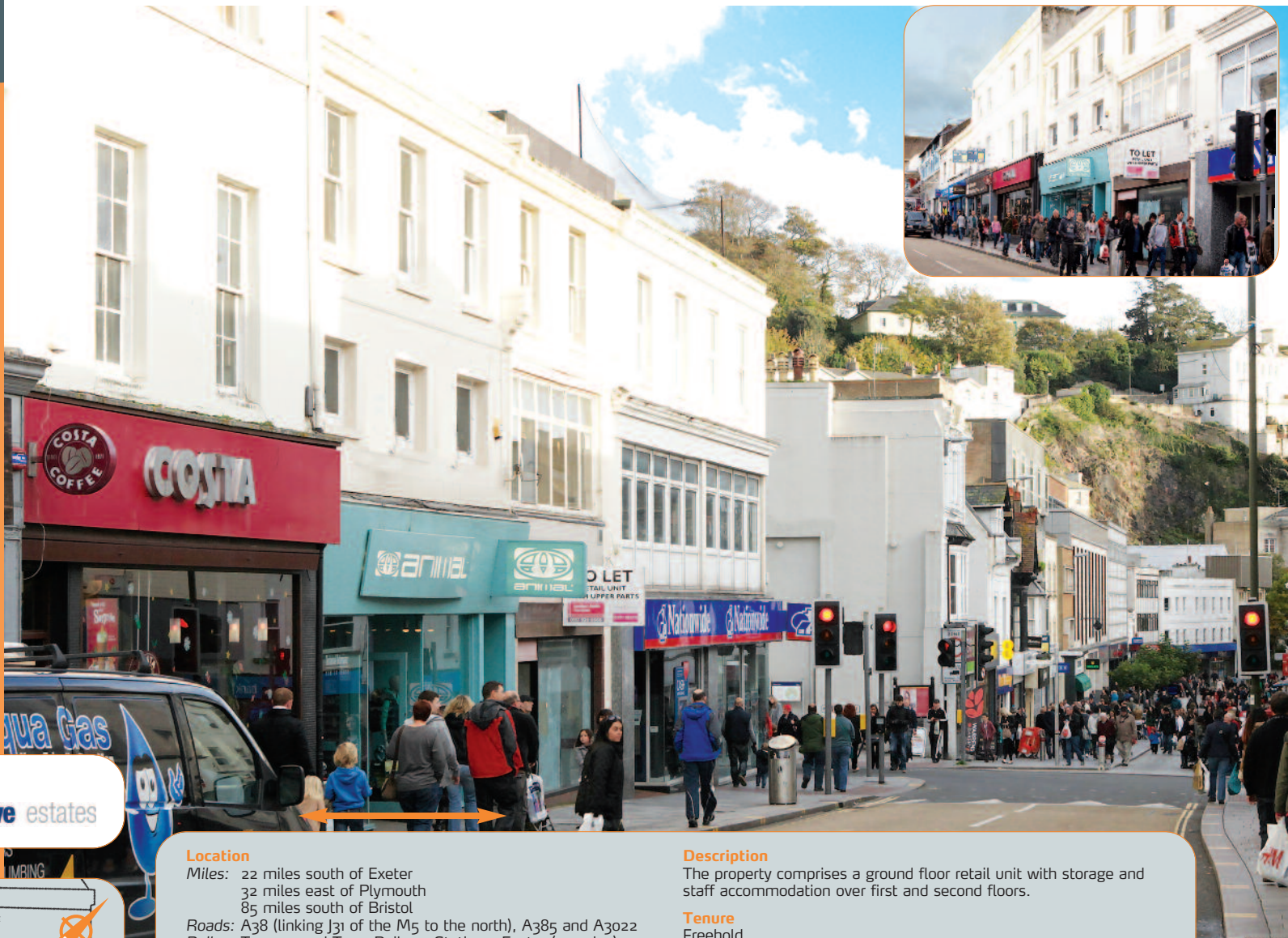
65 Union Street Torquay, Devon TQ1 3DA

Rent
£50,000
per annum
exclusive

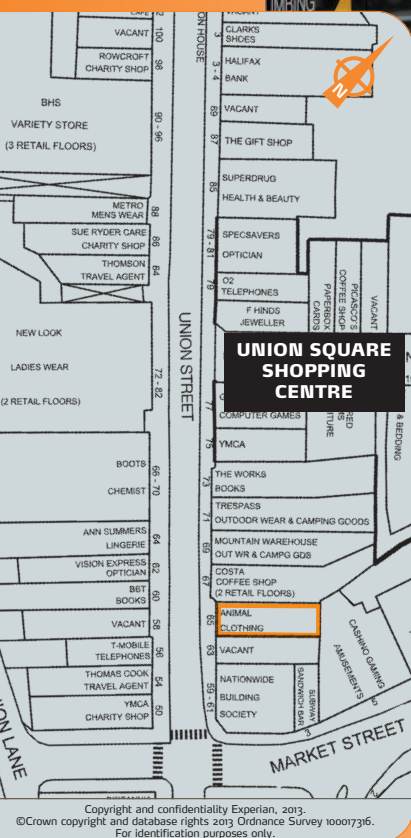
Freehold Retail Investment

- Entirely let to Tony Pryce Sports Limited t/a Animal
- Prominent position on Torquay's prime retail thoroughfare close to the entrance of Union Square Shopping Centre

- Nearby occupiers include Costa Coffee, Nationwide, Boots Chemist and New Look



On behalf of
The co-operative estates



Location

Miles: 22 miles south of Exeter
32 miles east of Plymouth
85 miles south of Bristol

Roads: A38 (linking J31 of the M5 to the north), A385 and A3022

Rail: Torquay and Torre Railway Stations, Exeter (40 mins),
Plymouth (1 hr 7 mins) and London (3 hrs)

Air: Exeter Airport

Situation

The property is situated on the north side of Union Street, Torquay's prime retail thoroughfare and close to the entrance of Union Square Shopping Centre. The property benefits from its proximity to numerous national retailers including Costa Coffee, Nationwide, Boots Chemist and New Look.

Description

The property comprises a ground floor retail unit with storage and staff accommodation over first and second floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	131.51 sq m	(1,416 sq ft)	TONY PRYCE SPORTS LIMITED t/a Animal Clothing (1)	5 years 3 months from 25/12/2011 on a full repairing and insuring lease (2)	£50,000	25/03/2016
First	Storage/Staff Room	97.30 sq m	(1,047 sq ft)				
Second	Storage	45.33 sq m	(488 sq ft)				
Totals		274.14 sq m	(2,951 sq ft)			£50,000	

- (1) Conceived in 1987, Animal is a UK action sports lifestyle brand trading from approximately 24 stores in the UK (www.animal.co.uk 08/11/2013).
(2) The lease provides a rolling option to determine subject to 12 months' notice. The tenant has provided notice to exercise this break and the lease will therefore expire on 6th September 2014.

For further details please contact:

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