

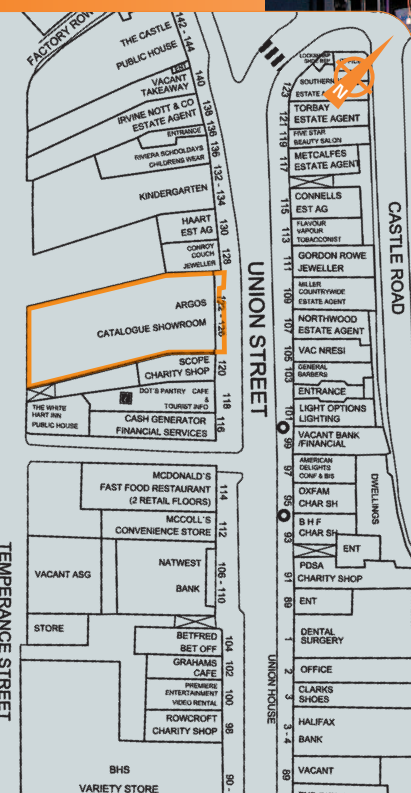
lot 39

122-126 Union Street Torquay, Devon TQ2 5QB

Rent
£60,000 per
annum
exclusive

Freehold Retail Investment

- Let to Argos Limited until July 2025 on a recently renewed lease
- Nearby occupiers include McDonald's, BHS, NatWest, Halifax and New Look
- Located on prime retailing Thoroughfare



Location

Miles: 22 miles south of Exeter
32 miles east of Plymouth
85 miles south-west of Bristol
Roads: A380, A38, A385, M5
Rail: Torquay Railway Station
Air: Exeter International Airport

Situation

The property is prominently situated on the western side of Union Street, Torquay's prime retailing thoroughfare. Union Square Shopping Centre is a short walk away and houses retailers including Wilko, O2, Savers and JJB Sports. Other nearby occupiers include McDonald's, BHS, Natwest, Halifax and New Look.

Description

The property comprises a large double fronted unit comprising ground floor retail accommodation and ancillary accommodation on lower ground, mezzanine and first floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Terms of Tenancy	Rent p.a.x.	Review
Ground	Retail	577.26 sq m	(6,213 sq ft)	ARGOS LIMITED (1)	10 years from 31/07/2015 until 30/07/2025 on a full repairing and insuring lease	£60,000	31/07/2020 (2)
Lower Ground	Ancillary	360.31 sq m	(3,878 sq ft)				
Mezzanine	Ancillary	38.46 sq m	(413 sq ft)				
First	Ancillary	141.02 sq m	(1,517 sq ft)				
Total		1,117.05 sq m	(12,023 sq ft)			£60,000	

(1) For the year ending 28th February 2015, Argos Limited reported a turnover of £3,919,176,000, pre-tax profits of £97,146,000 and a total net worth of £1,202,554,000. (Source: Experian Group 18/04/2016)

(2) The lease provides an option to determine on 31st July 2020.

For further details please contact:

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See: **www.acuitus.co.uk** for further details

Seller's Solicitors:

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