

## 50/54 Union Street Torquay, Devon TQ2 5PS

**Freehold Retail Investment with vacant upper parts with potential**

- No. 54 let to TCCT Retail Ltd (t/a Thomas Cook) on a recently renewed lease (subject to option)
- No. 50-52 to be let on a new 10 year lease (with no breaks) to Betfred (see note 2)
- Prominent corner position on Torquay's prime retailing thoroughfare
- Potential for residential redevelopment of first floor (subject to consents)
- Close proximity to Union Square Shopping Centre
- Nearby occupiers include New Look, Primark, Boots the Chemist, River Island and Holland & Barrett

**lot 111**

**Rent  
£52,500 per annum  
exclusive,  
subject to  
notes 2 & 3**

On behalf of  
Receivers

**CBRE**



### 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 situated in a prominent corner position on the south side of Union Street at its junction with Lower Union Lane and Market Street, on Torquay's prime retailing thoroughfare. Union Square Shopping Centre is situated close by and nearby occupiers include New Look, Primark, Boots the Chemist, River Island, Holland & Barrett and H&M.

### Description

The property comprises two ground floor retail units with ancillary accommodation on the lower ground floor. Additionally there is self-contained former nightclub accommodation on the first floor, which may benefit from residential redevelopment potential (subject to consents).

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

### Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
50-52	Ground Lower Ground	Retail/Ancillary Ancillary	171.30 sq m 25.70 sq m	(1,844 sq ft) (277 sq ft)	<b>DONE BROTHERS (CASH BETTING) LIMITED (1) t/a Betfred</b>	10 years from 2016 (2)	£28,500 (3) 2021 (2026)
54	Ground	Retail/Ancillary	114.40 sq m	(1,231 sq ft)	<b>TCCT RETAIL LIMITED t/a Thomas Cook (4)</b>	5 years from 06/06/2016 (5)	£24,000 (05/06/2021)
50-54	First	Former Nightclub	220.60 sq m	(2,375 sq ft)	<b>VACANT POSSESSION</b>		
<b>Totals</b>			<b>532.00 sq m</b>	<b>(5,727 sq ft)</b>		<b>£52,500 (3)</b>	

- (1) For the year ending 27th September 2015, Done Brothers (Cash Betting) Limited reported a turnover of £288,012,000, pre-tax profits of £7,489,000 and a total net worth of £117,912,000. (Source: Experian Group 12/08/2016).
- (2) The lease has been agreed, is in solicitors hands and is due to complete imminently.
- (3) On completion of the lease the tenant will benefit from an eighteen month rent free period. The seller has agreed to adjust the completion monies so the unit will produce £28,500 p.a.x from completion of the sale.
- (4) Founded in 1841, Thomas Cook Group is the oldest and best known name in leisure travel with 23 million customers every year. The group is supported by approximately 27,000 employees and operates from 17 countries. (Source: www.thomascok.com 22/08/2016).
- (5) The lease is subject to a tenant option to determine on 5th June 2019, subject to a £6,000 break penalty payable by the tenant.

### For further details please contact:

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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

### Seller's Solicitors:

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