

Lot 43

£145,000 per annum exclusive

66/70 Union Street,
Torquay, Devon TQ2 5PS
Freehold Retail Investment



Tenancy and accommodation

Lot 43

£145,000 per annum exclusive

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x	Reversion
Ground	Retail	658.70 sq m	(7,090 sq ft)	BOOTS UK LIMITED (1)	5 years from 22/05/2015 on a full repairing and insuring lease	£145,000	21/05/2020
Basement	Ancillary	332.50 sq m	(3,579 sq ft)				
First	Ancillary	113.10 sq m	(1,217 sq ft)				
Totals		1,104.30 sq m	(11,887 sq ft)			£145,000	

(1) For the year ending 31st August 2015, Boots UK Limited reported a turnover of £9,198,000,000, pre-tax profits of £542,000,000 and a total net worth of £367,000,000 (Source: www.riskdisk.com 22/02/2017).

Key Details

- Let to Boots UK Limited
- Rent re-based in 2015 from £220,000 p.a.x
- Tenant in occupation since at least 1990
- Directly Opposite the Union Square Shopping Centre on Torquay's prime retail thoroughfare
- Nearby occupiers include Primark, New Look, Costa Coffee, River Island, Holland & Barrett and McDonald's

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 in the heart of the town centre on the south side of Union Street, Torquay's prime retailing thoroughfare. The property is located opposite the Union Square Shopping Centre, with nearby occupiers including Primark, New Look, Costa Coffee, River Island, Holland & Barrett and McDonald's.

Description

The property comprises a substantial ground floor retail unit with ancillary accommodation in the basement and on the first floor. The property benefits from a recent programme by the tenant to renew the air conditioning and some refurbishment of the retail area. The property further benefits from rear access via Lower Union Lane.

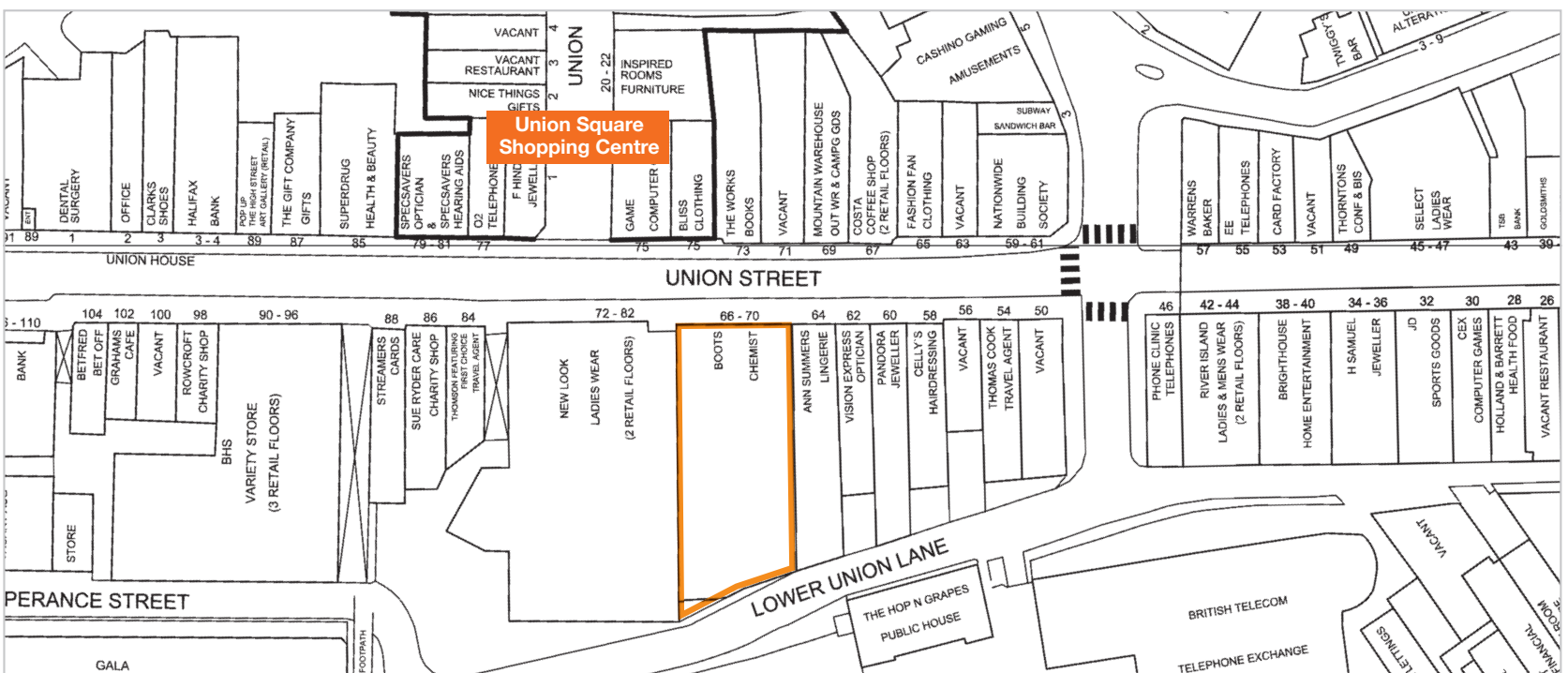
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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