

Lot 10

£152,500 per annum
exclusive

15 Union Street, Torquay, Devon TQ1 1ES

Freehold Retail Investment



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	479.92 sq m	(5,166 sq ft)	WATERSTONES BOOKSELLERS LIMITED (1)	Approximately 31 years & 10 months from 09/05/2014 until 27/03/2046 on a full repairing and insuring lease	£152,500	25/03/2018 and 25/03/2032
First	Retail/Ancillary	224.45 sq m	(2,416 sq ft)				
Second	Ancillary	204.29 sq m	(2,199 sq ft)				
Total		908.66 sq m	(9,781 sq ft)			£152,500	

(1) For the year ending 29th April 2017, Waterstones Booksellers Limited reported a turnover of £387,973,000, a pre-tax profit of £19,157,000 and a total net worth of £1,756,000 (Source: Experian Group 12/4/2018). Waterstones currently trade from over 280 stores nationwide. Waterstones have recently been acquired by US Hedge Fund, Elliot Advisors.

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Key Details

- Let to Waterstones Booksellers Limited until 2046
- Prominent position on Torquay's prime retail thoroughfare
- Neighbouring occupiers include Primark, H&M, WH Smith, H Samuel, JD Sports and River Island

Location

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

Roads: A380, A38, A385, M5

Rail: Torquay Railway Station

Air: Exeter International Airport

Situation

The property is prominently situated in a strong retailing position on the east side of pedestrianised Union Street, the town's prime retail thoroughfare. Neighbouring occupiers include Primark, H&M, WH Smith, H Samuel, JD Sports and River Island.

Description

The property comprises ground and first floor retail accommodation with ancillary accommodation on the second floor. The property benefits from rear access via Pimlico.

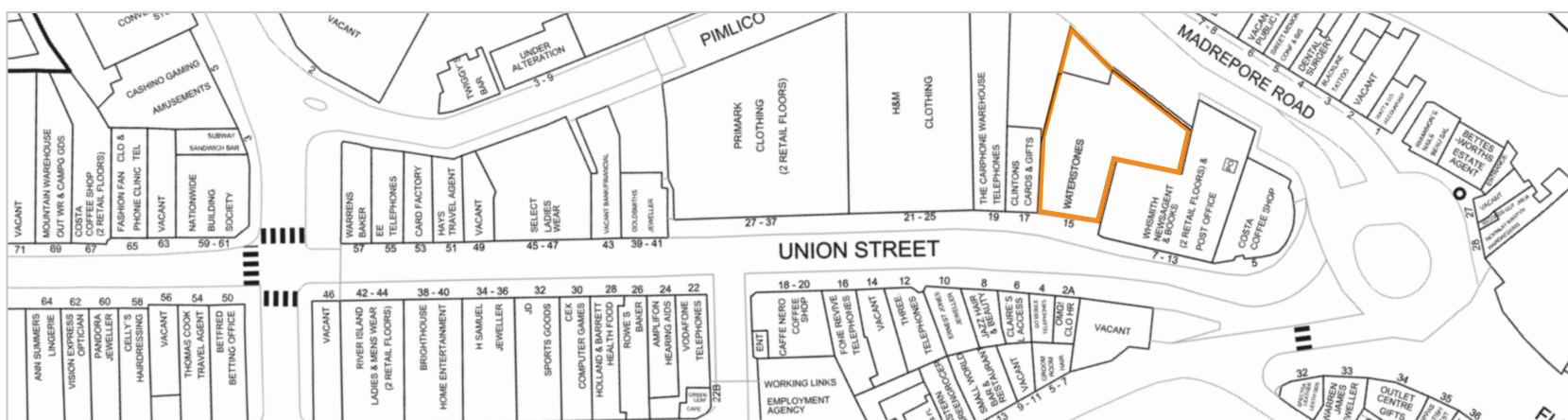
Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



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