



Key Details

- Substantial town centre building comprising approximately 44,337 sq ft on a site of 0.35 acres
- Popular tourist destination and commercial centre for the region
- Nearby occupiers include Boots, Clarks, Costa, Superdrug, Argos and McDonald's
- Entirely let to Buyology Limited
- Potential to redevelop former department store - with change of use opportunities (subject to consents)

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

Torquay is a popular south-west UK tourist destination and is the commercial and retail centre for the Torbay area. 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 Boots, Clarks, Costa, Superdrug, Argos and McDonald's.

Description

The property comprises a purpose built former department store arranged over lower ground, ground, first and second floors. The property benefits from a glazed canopy fronting Union Street and loading to the rear. There is a footbridge at the rear of the property which oversails Temperance Street and connects the former department store and Union Street with the multi-storey car park. The area has been identified by the Council as being key to the regeneration of the upper end of Torquay town centre. The Council intends to refurbish the adjoining multi storey car park and covered walkway running alongside the subject property.

Tenure

Freehold.

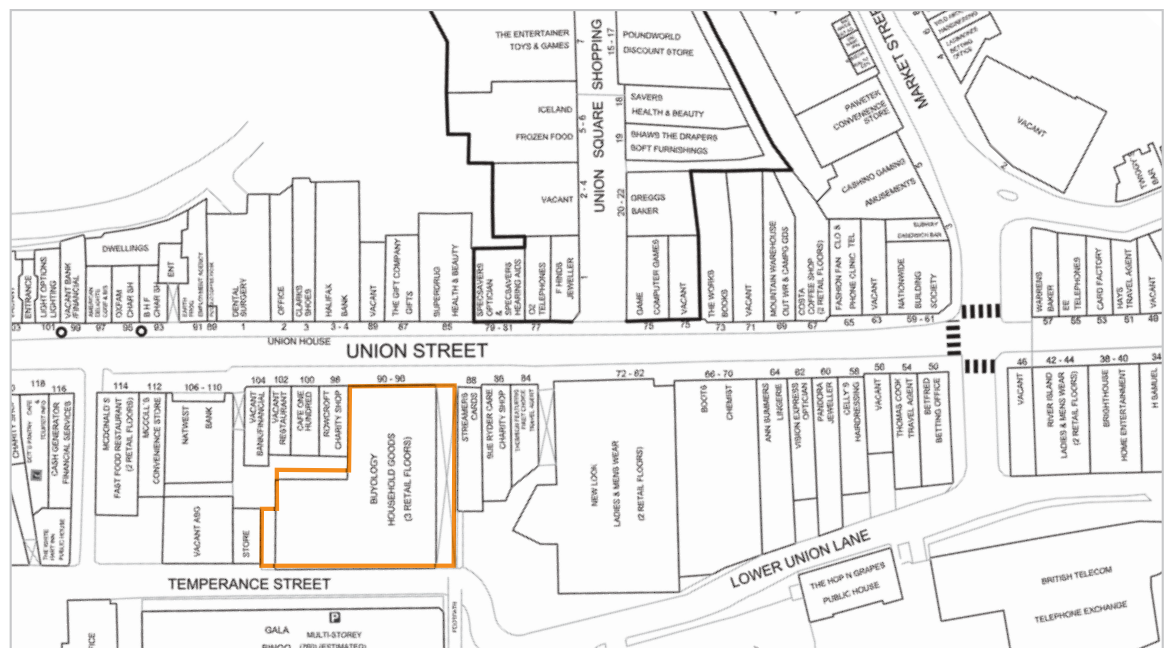
VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Lower Ground	Retail/Ancillary	1,355.00 sq m (14,585 sq ft)	BUYOLOGY	Term commencing 23/09/2016 (2)	Nil	31/01/2019
Ground	Retail/Ancillary	1,201.00 sq m (12,928 sq ft)	LIMITED (1)			
First	Retail/Ancillary	1,266.00 sq m (13,627 sq ft)				
Second	Ancillary	297.00 sq m (3,197 sq ft)				
Total		4,119.00 sq m (44,337 sq ft)			Nil	

- (1) Buyology is an established discount retailer with five stores throughout the UK (www.buyology.co.uk).
- (2) The lease is outside of the security of tenure provisions of the Landlord and Tenant Act 1954.



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