**Vacant Possession** 

# 39/41 Union Street,

## **Torquay, Devon TQ1 1ET**

**Freehold Town Centre Opportunity** 



## **Key Details**

- · Located adjacent to Primark
- Possible Change of Use/Development Opportunity of whole/part, subject to necessary consents
- Of interest to owner occupiers, investors and developers
- First class location, adjacent to Primark, with other nearby occupiers including Caffe Nero, JD Sports, Holland & Barrett and H. Samuel

## Location

Miles: 20 miles south of Exeter 33 miles east of Plymouth Roads: A380, M5

Roads: A380, M5
Rail: Torquay
Air: Exeter Airport

## Situation

Torquay is a popular seaside resort in Devon, approximately 20 miles south of Exeter and 33 miles east of Plymouth. The property is situated in a first class trading location, adjacent to Primark, on the north side of the pedestrianised Union Street, just a short walk to Union Square Shopping Centre. Nearby occupiers include Primark, Caffe Nero, JD Sports, Holland & Barrett and H. Samuel.

## Description

The property comprises a three storey building, arranged as a ground floor shop with ancillary accommodation on the first and second floors.

## Tenure

Freehold.

## VAT

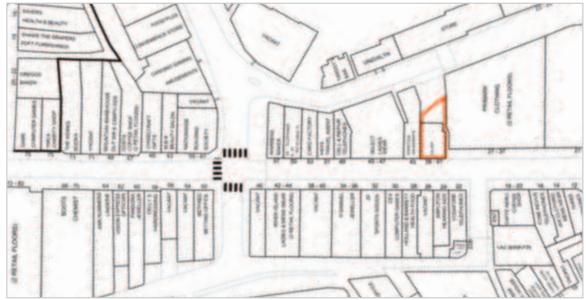
VAT is applicable to this lot.

## **Energy Performance Certificate**

D. See legal pack at www.acuitus.co.uk.

## **Tenancy and accommodation**

| Floor  | Use       | Floor Areas<br>(Approx) |               | Possession |
|--------|-----------|-------------------------|---------------|------------|
| Ground | Retail    | 96.90 sq m              | (1,043 sq ft) | VACANT     |
| First  | Ancillary | 57.30 sq m              | (617 sq ft)   |            |
| Second | Ancillary | 39.80 sq m              | (428 sq ft)   |            |
| Total  |           | 194.00 sq m             | (2,088 sq ft) |            |



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