

# To Let / May Sell

**July 2020**

**Subject to Contract**

9 Strand, Torquay, Devon TQ1 2AA

## Location

Torquay is one of the UK's most popular holiday destinations and a major regional commercial centre for south east Devon. It is situated approximately 34 miles north east of Plymouth and 95 miles south west of Bristol with good road communications with the A380 linking the town to the M5 motorway. The town has a resident population of 65,245 people with a catchment of 100,250 and an average 3.5 million tourist visitors per annum.

The property is prominently situated overlooking the inner harbour. They are adjacent to Debenhams and close to Hoopers Department Store, Pizza Express, Yate's Bar, HSBC and Fleet Walk Shopping Centre.

## Description

The premises are arranged over ground, mezzanine and two upper floors providing the following approximate dimensions and internal floor areas:

Gross Frontage	11.56 m	37 ft 11
Shop Depth	16.51 m	54 ft 2
Ground floor sales	168 sq m	1,807 sq ft
Mezzanine	21 sq m	222 sq ft
First Floor	110 sq m	1,187 sq ft
Second Floor	77 sq m	828 sq ft
Total	376 sq m	4,044 sq ft

There are 3 car parking spaces to the rear.

## Tenure

Available on a new lease on terms to be agreed, subject to vacant possession, quoting **£45,000 pax.**

Alternatively, the freehold is available, pricing to be discussed **upon application.**



## Planning

There may be an opportunity for a residential conversion of the upper floors, subject to planning permission.

## Business rates

We understand that the property is assessed as follows:

**2017 Rateable value:** £44,250

**UBR (2020/21):** 51.2p

A 12-month business rates holiday for all eligible retail and leisure businesses will be applicable from 1st April 2020.

Interested parties should make their own enquiries with the Local Authority to verify this information.

## Legal costs

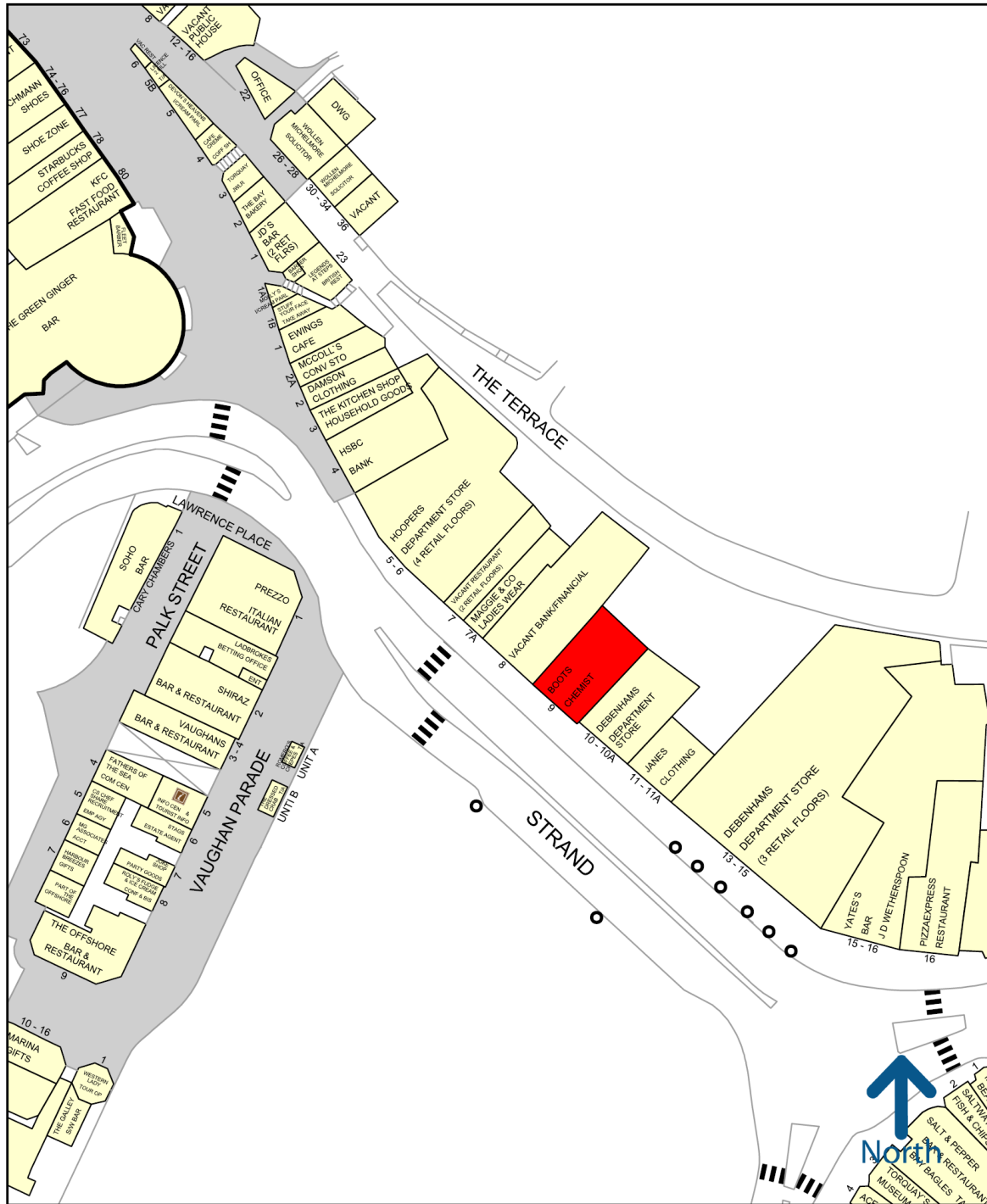
Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

The Energy Performance Assess rating is C64. The certificate can be made available on request.

## VAT

VAT if applicable will be charged at the standard rate.



50 metres



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- Corporate structure and ownership details.
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- Satisfactory proof of the source of funds for the Buyers / funders / lessee.