



SITUATION

Located in this prime position on the town’s main retail thoroughfare above a parade of shops which include **Halifax** and **Clarks** as well as being amongst a variety of other multiple traders such as **Superdrug, Mcdonald’s, Thomson, New Look, NatWest** and **BetFred** and within close proximity to the **Union Square Shopping Centre**.

Torquay is a popular coastal resort situated on the south coast of Devon approximately 18 miles south of Exeter and 28 miles east of Plymouth.

PROPERTY

Forming part of a substantial mid-terrace building comprising **Self-Contained Offices** on the third and fourth floors accessed from a ground floor communal lobby on Union Street. The offices benefit from use of two 8-person passenger lifts and 6 car parking spaces on the roof top car park accessed via Castle Road.

ACCOMMODATION

Third Floor Offices

Area	Approx.	7,180 sq ft ¹
Ladies & Gents WCs		

Fourth Floor Offices

Area	Approx.	7,245 sq ft ¹
Ladies & Gents WCs		

Total Area	Approx.	14,425 sq ft
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(Total GIA)	Approx.	15,215 sq ft)
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¹Area includes kitchens and lobbies

VAT is applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn.

£100,000 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

* Refer to Point 9 in the 'Notice to all Bidders' page



TENANCY

The property is let on a full repairing and insuring lease (by way of service charge) to **Torbay and Southern Devon Health and Care NHS Trust (See Tenant Profile)** for a term of 10 years from 24th September 2012 at a current rent of **£100,000 per annum** exclusive.

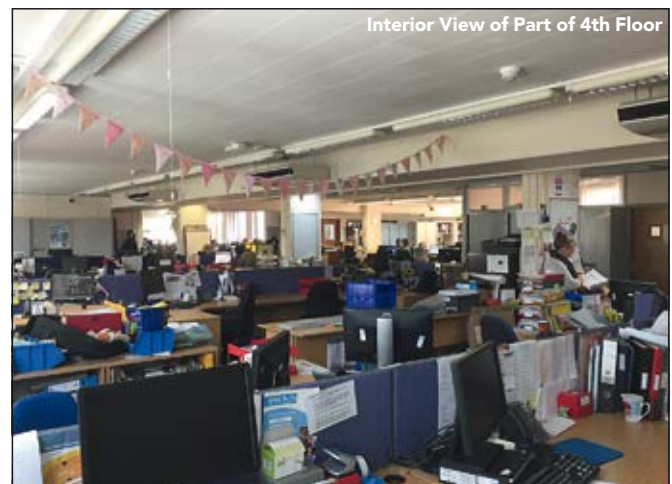
Rent Review September 2017

TENANT PROFILE

On 1st October 2015, Torbay and South Devon NHS Foundation Trust was created when South Devon Healthcare NHS Foundation Trust merged with the tenant, Torbay and Southern Devon Health and Care NHS Trust.

This newly created Trust runs Torbay Hospital as well as nine community hospitals, stretching from Dawlish to Dartmouth and also provides health and social care to the local population. The Trust employ approximately 6,000 staff and has a budget of £375m for 2016/17 (Source: www.torbayandsouthdevon.nhs.uk).

Note 1: We understand these offices have been used by Social Services, Care Trusts etc since the 1980's.



Note 2: There may be future potential to convert the offices to Residential Use by way of Permitted Development, subject to obtaining vacant possession.

Note 3: 6 Week Completion.

VENDOR'S SOLICITORS
KHH LLP – Tel: 020 8800 8866
Ref: Julian Kostick – Email: juliankostick@khhllw.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts