

**Torquay**  
51 Union Street  
Devon  
TQ1 1ET

- Freehold Shop Investment
- Let to Sportswift Ltd t/a Card Factory
- Lease expires 2016
- Pedestrianised town centre location
- Current Rent Reserved  
**£58,500 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

**Location**

Torquay is the main town in Torbay and lies 22 miles south of Exeter. Torquay's primary catchment area is 215,000 persons, and it has a shopping population of 85,000 persons.

The property is situated in a prime location on the pedestrianised Union Street between the Union Square and Fleet Walk Shopping Centres. The property is immediately adjacent to EE and other retailers in the immediate vicinity include River Island, Brighthouse, H Samuel and Thorntons.

**Description**

The property is arranged on ground and two upper floors to provide a ground floor sales with ancillary accommodation on the upper floors. The first floor is divided into two parts, a front and rear section, separated by a flat roof. Access to the front part is across the flat roof from the rear part. The second floor is situated above the front part of the first floor.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>6.25 m</b>	<b>(20' 6")</b>
<b>Net Frontage</b>	<b>5.02 m</b>	<b>(16' 6")</b>
<b>Shop Depth</b>	<b>15.01 m</b>	<b>(49' 3")</b>
<b>Built Depth</b>	<b>16.98 m</b>	<b>(55' 8")</b>

<b>Ground Floor</b>	<b>77.10 sq m</b>	<b>(830 sq ft)</b>
<b>First Floor Front</b>	<b>34.15 sq m</b>	<b>(367 sq ft)</b>
<b>First Floor Rear</b>	<b>7.85 sq m</b>	<b>(84 sq ft)</b>
<b>Second Floor</b>	<b>37.10 sq m</b>	<b>(399 sq ft)</b>
<b>Total</b>	<b>156.20 sq m</b>	<b>(1,680 sq ft)</b>

**Tenancy**

The entire property is at present let to SPORTSWIFT LTD (t/a Card Factory) for a term of 10 years from 10th May 2006 at a current rent of £58,500 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.

**Tenant Information**

For the year ended 31st January 2014, Sportswift Ltd reported a turnover of £313.182m, a pre-tax profit of £69.243m, shareholders' funds of £216.686m and a net worth of £215.073m. (Source: Experian 29.05.2015)

**VAT**

VAT is not applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Energy Performance Certificate**

For EPC Rating please see website.



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda  
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