

193 Union Street

Ref No: 4558

Torre, Torquay, Devon, TQ1 4BY



A Town Centre Investment Property of 3 Letting Units

One Bedroom 1st Floor Flat & Lower Ground Floor Self-Contained Studio Apartment

Additional Ground Floor Unit Commercial Unit with Approval for Change of Use to Residential Accommodation

Potential Income up to £18,000 Per Annum (Fully Let)

Investment with Potential Return of Over 10%

Guide Price £175,000 Freehold

Interested in this property?

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LOCATION

The property is ideally located on Union Street in the Torre area of central Torquay. This is a popular business and residential location, close to the town centre amenities making it a most convenient place to live.

DESCRIPTION

The Freehold of 193 Union Street comprises of 3 units made up of a First Floor Flat which is currently let on an assured short hold tenancy, a ground floor shop having level access onto Union Street and has consent for change of use to a dwelling plus a lower ground floor studio apartment, which is currently let.

The accommodation briefly comprises:-

GROUND FLOOR UNIT (FORMER SHOP)

NOTE: June 2022. Change of use from retail to dwelling house Ref: P/2022/0639, has been approved.

Presently laid out as a shop unit, but has approval for change of use to residential accommodation.

Half glazed timber door with glazed side panel and window frontage opening to:-

ROOM ONE

12' 6" x 10' 7" (3.82m x 3.22m)

Feature timber wall. Strip light and power points. Connecting timber door to:-

ROOM TWO

23' 10" x 8' 4" (7.27m x 2.55m) (Opening to 2.82m).

Strip light and power points. Door to:-

INNER LOBBY

With recessed storage area. Door and step down to:-

ROOM THREE

8' 6" x 6' 5" (2.59m x 1.95m) (max)

Containing tiled walls, pedestal wash hand basin, low-level WC. uPVC double glazed window with open outlook to rear.

EPC RATING C

FIRST FLOOR FLAT

(Currently let at £440 PCM gross).

LOUNGE/BEDROOM

12' 5" x 11' 3" (3.78m x 3.43m)

KITCHEN

12' 6" x 10' 5" (3.81m x 3.17m)

HALL

BATHROOM

7' 5" x 6' 10" (2.26m x 2.08m)

EPC RATING D

LOWER STUDIO APARTMENT

(Currently let at £450 PCM gross). Half glazed uPVC entrance door with cat flap. Glazed panel to side and over.

KITCHEN

8' 11" x 8' 7" (2.72m x 2.62m)

UPVC double glazed window with pleasant open outlook overlooking Upton Park area. Fitted with a range of white fronted base cupboards, drawers and matching eye level units. Contrasting laminate work surfaces with inset stainless steel sink and tiled splashbacks. Built-in electric oven, hob and extractor hood over. Space for under counter fridge. Further under counter space for freezer or plumbing for washing machine. Opening through to:-

LIVING ROOM

15' 0" x 12' 0" (4.56m x 3.66m)

Double radiator, smoke detector. Door to:-

STORE ROOM

12' 8" x 9' 3" (3.85m x 2.82m)

(Currently arranged as a bedroom). Double radiator. Meter cupboard housing electric fuse box, electricity and gas meters. Door from kitchen to:-

BATHROOM

8' 8" x 5' 9" (2.63m x 1.74m)

Walk-in glazed shower cubicle with thermostatically controlled mixer, rail and shower head. Pedestal wash hand basin. Low-level WC. Chrome towel rail. uPVC double glazed window with a pleasant, open outlook. Pedestal wash hand basin with splashback and vanity mirror. Wall mounted gas combi boiler with Nest controller.

OUTSIDE

Private courtyard with gated access and potential for off road parking for a small car.

EPC RATING C

COUNCIL TAX BAND

Both flats are band A for council tax.

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths.

Interested in this property?

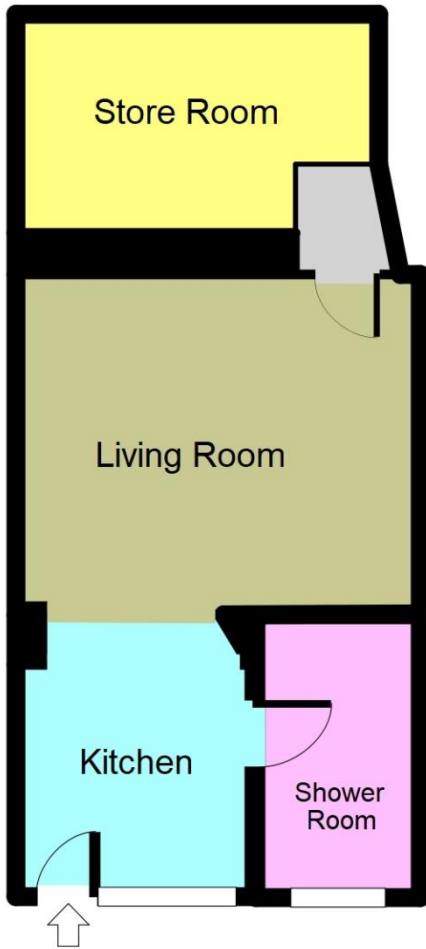
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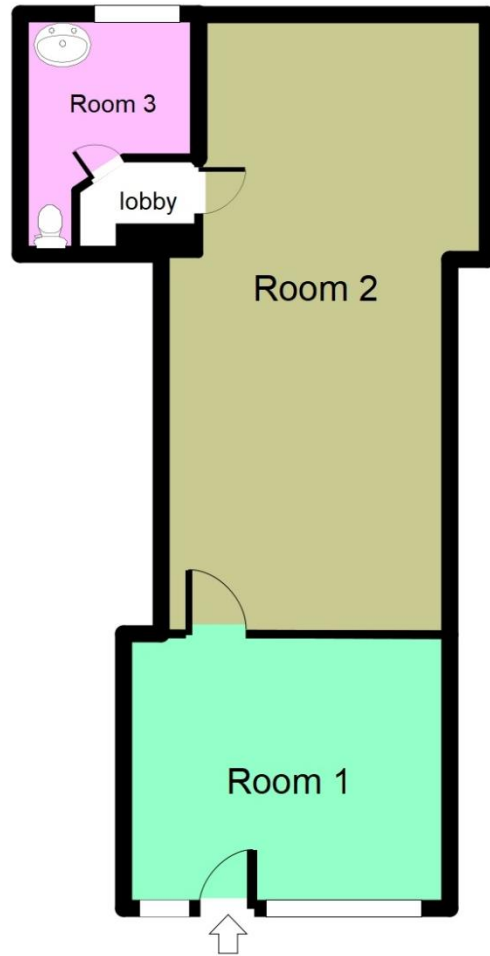
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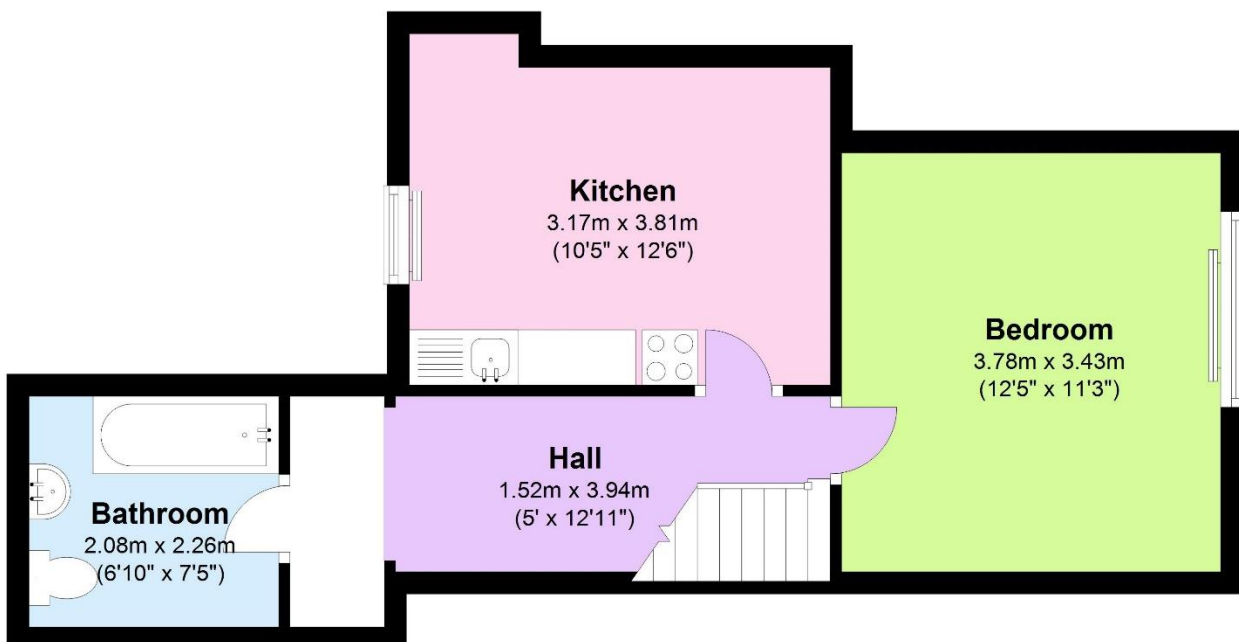
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



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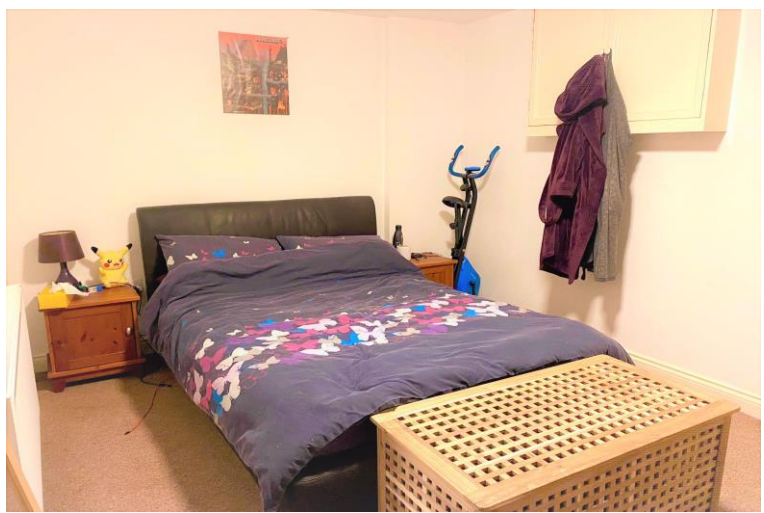
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