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TUESDAY - SUNDAY
10-6

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STREAMER
GREETING CARDS & PARTY

86 Union Street

Torquay, Devon, TQ2 5PY

FOR SALE
Bettesworths



86 Union Street

Torquay, Devon, TQ2 5PY

**Large Freehold Property in High Street Location
Accommodation Over 5 Floors – GIA Approx. 572m² (6,156 sq ft)
In the Heart of Torquay's Principal Shopping Area
Excellent Develop and Hold Investment Opportunity
Available for Sale with Vacant Possession**

DESCRIPTION

86 Union Street occupies a strong trading position on the busy side of Union Street, opposite the entrance of the Union Square Shopping Centre. The property is in the vicinity of a few notable national retailers including Nationwide, Costa Coffee, Boots and Vision Express.

The property is a large, mid-terraced, freehold with accommodation over 5 floors. The property offers an exciting opportunity for a multi-unit, mixed use development. It is likely a portion of the retail accommodation will need to be retained but upper floors and potential portions of ground and basement could be converted into residential accommodation, subject to planning consent.

Viewing is highly recommended to appreciate the size and potential of the property on offer.

Ref No: 4868

£300,000 Freehold

Interested in this property?

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The accommodation briefly comprises:-

GROUND FLOOR

RETAIL AREA

18' 2" x 62' 6" (5.53m x 19.04m)

REAR OFFICE

16' 0" x 8' 7" (4.88m x 2.62m)

STORAGE

5' 11" x 3' 6" (1.80m x 1.07m)

WC

BASEMENT

68' 10" x 19' 2" (20.99m x 5.84m) (max)

FIRST FLOOR

NIA Approx – 105m² (1,130 sq ft)

SECOND FLOOR

NIA Approx – 104m² (1,119 sq ft)

THIRD FLOOR

NIA Approx – 48m² (516 sq ft)

With additional space in the roof void.

TENURE

The freehold of the property is offered for sale with vacant possession.

BUSINESS RATES

The property currently has two business rates valuations.

Ground, 1st & 2nd Floor

2023 List: £25,000

Basement

2023 List: £4,750

Please note the values listed above are not Rates Payable. Interested parties should make enquiries with the Agents, as to approximate Rates Payable.

LEGAL COSTS

Each party is to bear their own legal costs incurred in any transaction.

VAT

All figures are quoted exclusive of VAT, which may be chargeable.

EPC RATING D

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

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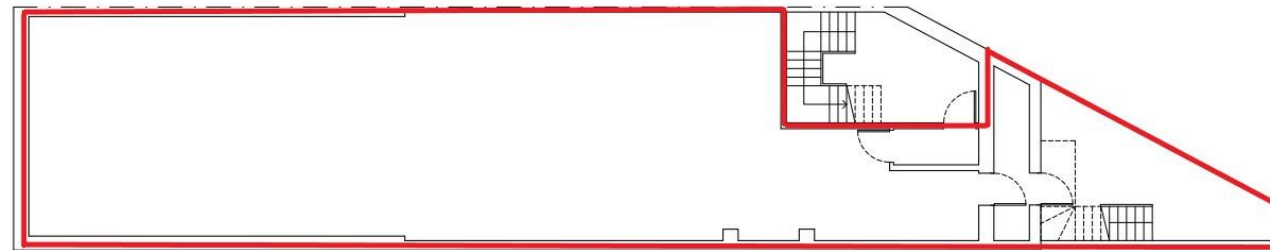
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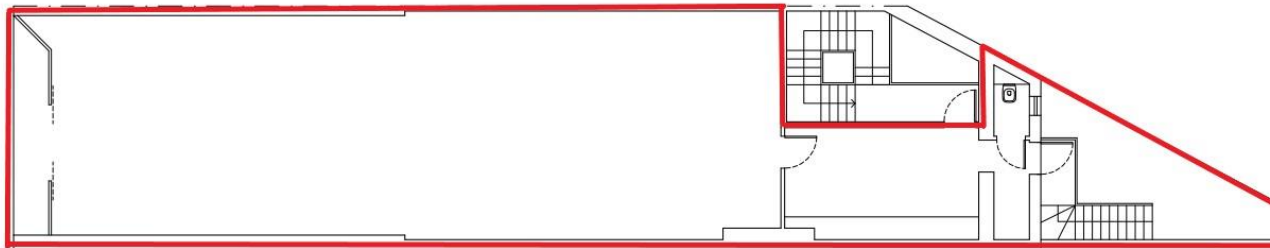


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BASEMENT



UNION STREET

GROUND FLOOR

0m 1:100@A3 10m



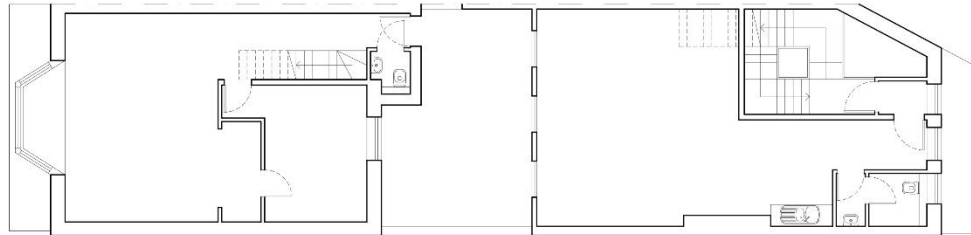
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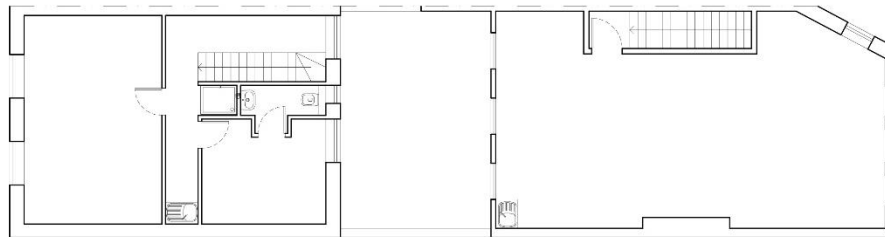


86 Union Street

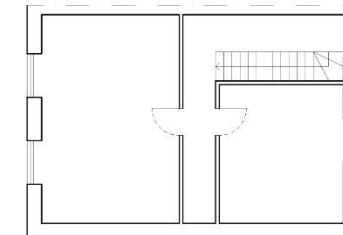
Torquay, Devon, TQ2 5PY



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

0m 1:100@A3 10m



www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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