



# 242 Union Street

Torquay, Devon, TQ2 5QU



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**Large Commercial Premises in Town Centre Location**  
**Commercial Accommodation Over 4 Floors – Renovated to a High Standard**  
**Conversion Potential of Upper Floors to 2 x Residential Units**  
**Of Interest to Owner Occupiers, Investors and Developers**  
**Viewing Highly Recommended**

## LOCATION

The property is located on the upper end of Union Street, Torquay's main high street. This part of Union Street is a vibrant mixture of mostly independent retailers and benefits greatly from on street parking and a council car park which generates a strong footfall past the property.

## DESCRIPTION

The unit offers generous accommodation over four floors with a gross internal area of approx. 196m<sup>2</sup> (2,109 sq ft). The unit has been renovated over the years to create a high-quality salon with a trade area on the ground floor, and staff areas, training facilities and office space on the upper floors.

The large commercial space and high-quality accommodation offers a good opportunity for owner occupiers looking for a town centre location. The property would also suit investors and developers looking for a development opportunity with versatile upper floors lending themselves to separation and residential conversion (subject to planning permission).

Ref No: 5073

£175,000 Freehold

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The accommodation briefly comprises:-

## GROUND FLOOR

### RETAIL AREA

#### WIDTH

18' 8" (5.7m)

#### DEPTH

28' 10" (8.8m)

### SECONDARY AREA

14' 5" x 12' 10" (4.4m x 3.9m)

### KITCHENETTE

4' 7" x 4' 7" (1.4m x 1.4m)

### WC

## FIRST FLOOR

### STAFF ROOM

13' 9" x 10' 10" (4.2m x 3.3m)

### TRAINING ROOM

23' 7" x 18' 8" (7.2m x 5.7m)

'L' Shaped. Rear door leading out to a terrace with access on to Palm Road.

## SECOND FLOOR

### PHOTOGRAPHY ROOM

18' 8" x 14' 5" (5.7m x 4.4m)

### STORE ROOM

12' 6" x 5' 9" (3.8m x 1.75m)

### OFFICE

11' 2" x 7' 3" (3.4m x 2.2m)

### WC

5' 11" x 2' 11" (1.8m x 0.9m)

## THIRD FLOOR

### OFFICE

13' 1" x 12' 10" (4.0m x 3.9m)

### RATEABLE VALUE

2023 List: £6,600. Please note this is not Rates Payable. Interested parties are advised to make their own investigations with the Local Billing Authority, Torbay Council.

### EPC RATING C

### VIEWING

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

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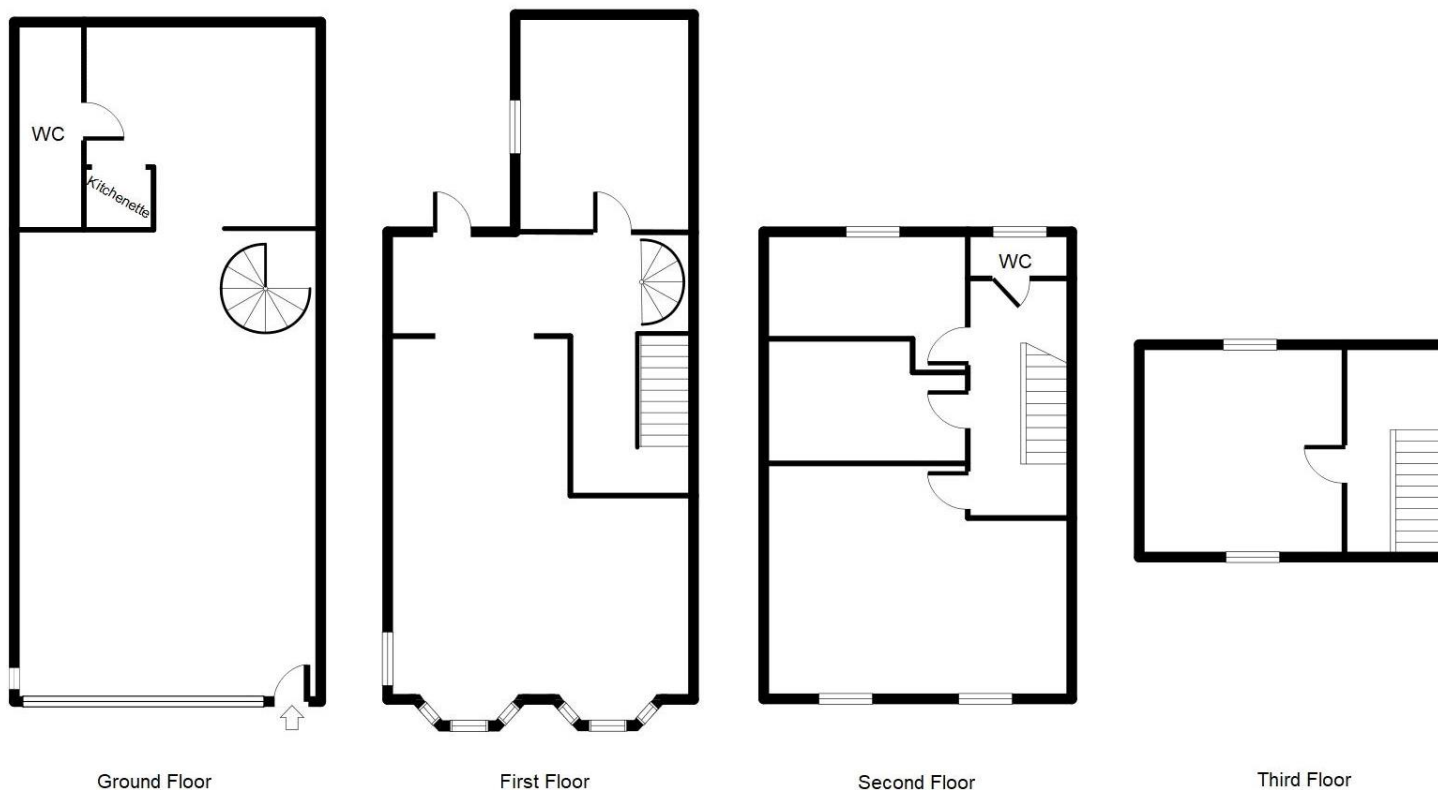


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Torquay  
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