

# 179 Union Street

Ref No: 5122

Torquay, Devon, TQ1 4BY



## Freehold Commercial Premises Available For Sale

Retail Unit with Basement Storage and a Separate Garage Unit

Retail Unit Gross Area Approx: 110m<sup>2</sup> (1,184 sq ft) – Sold with VP

Garage Unit Let Until July 2025 at £3,300 Per Annum

Opportunity for Owner Occupiers or Commercial Investors

£90,000 Freehold

Interested in this property?  
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## LOCATION

179 Union Street is located at the top of Torquay's high street, linking the town centre with the residential areas of Torre and Upton. This location benefits from steady flow of traffic through the one-way system and footfall from shoppers and commuters. Free short stay parking is available along the street, making this a popular location for commercial occupiers.

## DESCRIPTION

A freehold premises comprising of a retail unit with office and storage areas on lower ground floor/ basement levels and a separate unit located at the rear of the property. The retail unit is being sold with vacant possession and the garage unit is sold subject to a commercial lease expiring July 2025.

The accommodation briefly comprises:-

### COMMERCIAL UNIT

Arranged over ground, lower ground and basement level. The gross internal area of the unit is approximately 110m<sup>2</sup> (1,184 sq ft).

It is arranged as office accommodation with some storage areas.

The unit is being sold with vacant possession.

### GARAGE UNIT

A double garage unit which has been modified and converted into a useable storage/office space.

Previously the unit was used as a personal training studio, and it is now being used as a store and office for an e-commerce business.

The unit is currently let until July 2025 at a rent of £275pcm.

## TENURE

Freehold subject to the long leasehold of the first floor flat and commercial lease of the garage unit. The long leasehold flat pays a peppercorn ground rent and contributes a percentage towards the buildings insurance and external upkeep.

## BUSINESS RATES

Commercial Unit: £5,400.

Garage Unit: £2,750.

**Please note this is not Rates Payable.** Eligible parties can claim 100% Small Business Rates Relief on these units.

## LEGAL COSTS

Both parties are to bear their own legal costs incurred in any transaction.

## EPC RATINGS

Commercial Unit – C

Garage Unit - D

## VIEWING

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

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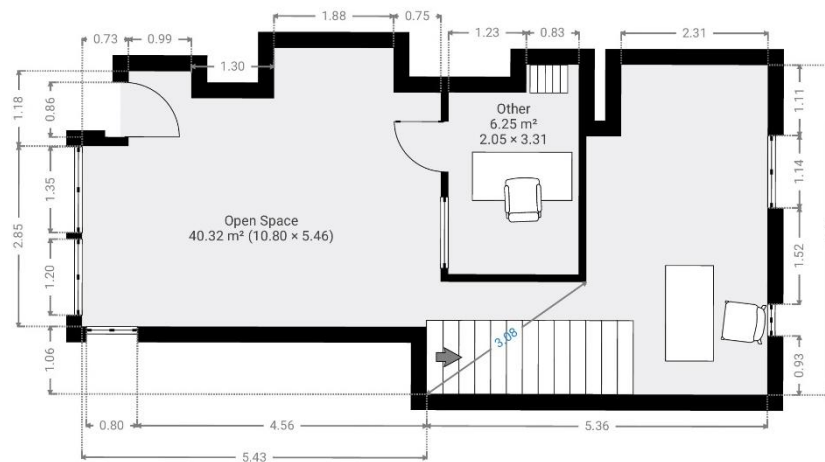
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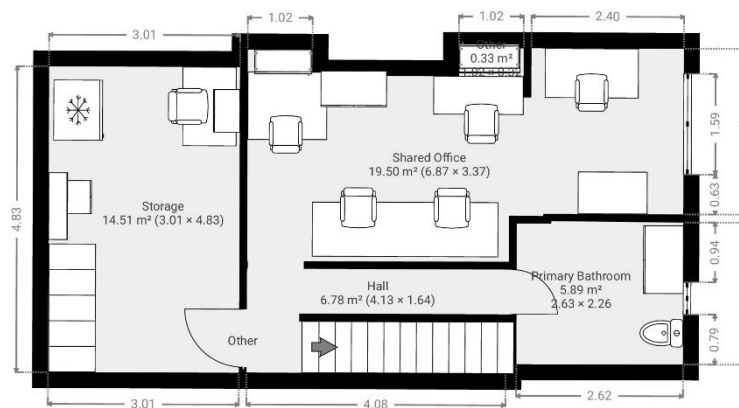
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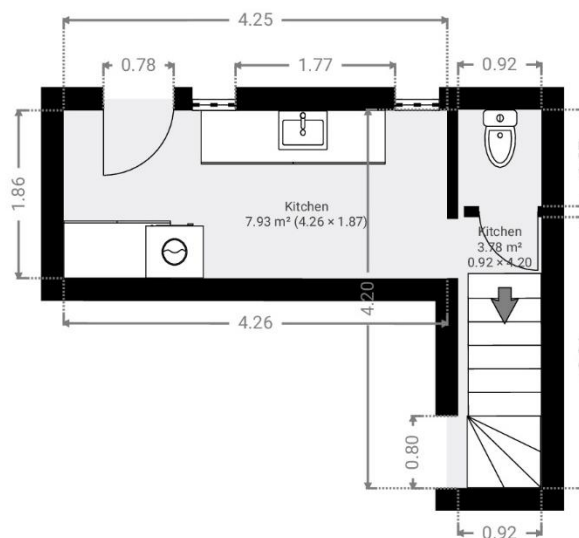
Ground Floor TOTAL AREA: 46.55 m<sup>2</sup>



Lower Ground Floor TOTAL AREA: 46.99 m<sup>2</sup>



Basement TOTAL AREA: 11.70 m<sup>2</sup> • LIVING AREA: 3.77 m<sup>2</sup> • ROOMS: 2



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Torquay  
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TQ1 1BB



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