



TO LET

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167-169 Union Street

Torquay, Devon, TQ1 4BX



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Freehold Office Premises with Residential Development Potential STP
Prominent Freehold Office Building in Central Torquay
Accommodation Arranged Over Four Floors NIA Approx. 227m² / 2,443 sq ft
Modern Office Fit-Out with Glazed Partitioning, Air Conditioning and Central Heating
Potential for Residential Conversion or Redevelopment, Subject to Planning Consent

LOCATION

The property is located in Torquay Town Centre, on Union Street, within the Torre area of Torquay. Union Street forms one of the main routes through Torquay and provides convenient access to Torquay seafront, Torre railway station and the surrounding residential suburbs.

The surrounding area comprises a mixture of commercial, retail, office and residential uses. This mixed-use setting may lend itself to a variety of future uses, including continued commercial occupation or potential residential conversion, subject to obtaining all necessary planning consents.

DESCRIPTION

167-169 Union Street comprises a smartly presented freehold office building arranged over ground, first, lower ground and basement floors. The property has most recently been used as modern office accommodation and benefits from a good standard of fit-out throughout. The accommodation includes glazed partitioned offices, open-plan workspace, kitchenette facilities, WC facilities, central heating, air conditioning and a fire alarm system.

The property is considered suitable for owner-occupiers, investors or developers seeking a freehold town centre building. The current accommodation is mostly opened planned providing flexibility for a residential conversion or redevelopment, subject to planning consent and all other necessary statutory approvals.

Ref No: 5552

£220,000 Freehold

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The accommodation briefly comprises:-

GROUND FLOOR

RECEPTION & OPEN OFFICE AREA

29' 7" x 26' 6" (9.02m x 8.07m)

GLAZED OFFICE 1

13' 3" x 12' 6" (4.03m x 3.82m)

GLAZED OFFICE 2

10' 10" x 8' 0" (3.30m x 2.43m)

FIRST FLOOR

OPEN OFFICE AREA

38' 10" x 26' 11" (11.84m x 8.21m)

KITCHENETTE

10' 3" x 7' 11" (3.13m x 2.42m)

DIRECTOR'S OFFICE

9' 9" x 9' 0" (2.98m x 2.75m)

LOWER GROUND FLOOR

MEETING ROOM

24' 7" x 16' 0" (7.50m x 4.88m)
(Net Internal Area 36.57m²)

WC FACILITIES AND STORAGE ROOMS

BASEMENT

OFFICE

16' 4" x 13' 3" (4.97m x 4.03m)

With window and fire exit to rear courtyard.

TOTAL NET INTERNAL AREA: 227m² (2,443 sq ft)

PLANNING

The property is currently arranged and fitted as office accommodation. We understand the property may offer potential for alternative uses, conversion or redevelopment, including residential development, subject to planning consent.

No planning enquiries have been made by the Agents in respect of any potential change of use or redevelopment. Interested parties should make their own enquiries of Torbay Council Planning Department.

TENURE

Freehold with vacant possession.

ASKING PRICE

£220,000.

BUSINESS RATES

2026 List: £14,250. Please note this is not rates payable. Interested parties are advised to make their own enquiries of Torbay Council to confirm the rates liability and any reliefs that may be available.

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

EPC RATING C

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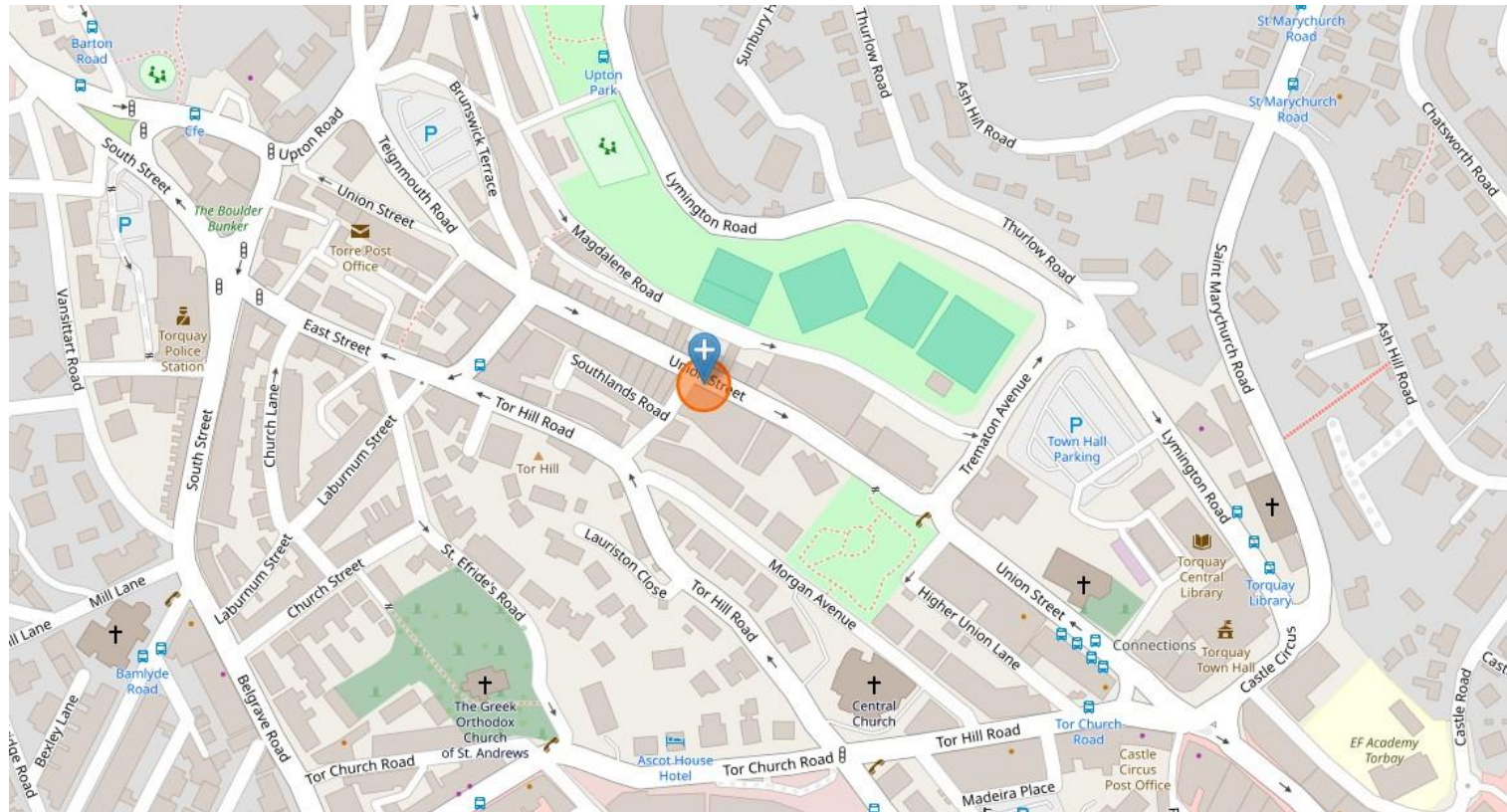


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