

# 201 Union Street

Ref No: 3583

Torquay, Devon, TQ1 4BY



## Freehold Investment in Torquay Town Centre

Retail Unit (28m<sup>2</sup>) with Generous Storage (23m<sup>2</sup>)

Spacious Basement with Rear Access to Magdalene Road

Three Bed Maisonette on First & Second Floor - Currently Let at £498 PCM

Suitable for both Owner Occupiers & Investors – Viewing Highly Recommended

£170,000 Freehold

Interested in this property?

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## 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 24 hour car park which generates a generous footfall past the property.

## DESCRIPTION

The property is currently arranged as a ground floor retail unit with a large basement storage and a 3 Bed Maisonette on the first & second floor, currently let at £498 per calendar month. The basement storage to the rear of the property is extensive and would suit a variety of uses. Alternatively it could offer potential for a new owner to convert into accommodation or a work space. Viewing is highly recommended to appreciate the size of the property being sold.

The accommodation briefly comprises:-

### DOUBLE FRONTED RETAIL UNIT

**FRONTAGE** 12' 6" (3.8m)

**DEPTH** 24' 11" (7.6m)

Stairs leading to:-

### **BASEMENT STORAGE**

Split as two rooms:-

**ROOM 1** 16' 1" x 9' 2" (4.9m x 2.8m)

**ROOM 2** 10' 6" x 9' 10" (3.2m x 3.0m)

Further stairs leading to:-

**STORE 1** 13' 1" x 11' 2" (4.0m x 3.4m)

**STORE 2** 15' 1" x 10' 2" (4.6m x 3.1m)

**KITCHEN** 10' 6" x 8' 10" (3.2m x 2.7m)

### **WC**

**STORE 3** 10' 10" x 8' 6" (3.3m x 2.6m)  
With rear access door to Magdalene Road.

### **BUSINESS RATES**

The Retail Unit and storage have been registered separately for business rates. The current Rateable Values are as follows:

Retail Unit and Basement – 2017 List: £4,000.

Stores at the Rear – 2017 List: £530.

**Please note these are not rates payable.** Interested parties are advised to contact the Agents Bettesworths for any further information.

### **EPC RATING E**

### FIRST & SECOND FLOOR MAISONETTE

Separate entrance from Union Street:-

### **HALLWAY**

Stairs Leading to:-

### **FIRST FLOOR**

**LOUNGE** 10' 2" x 11' 6" (3.1m x 3.5m)  
With original fire place and double glazed windows.

**KITCHEN** 5' 3" x 12' 6" (1.6m x 3.8m)  
Single drainer stainless steel sink unit, rolled edge kitchen work surfaces, cupboards and storage cabinets.

**BEDROOM 1** 5' 11" x 11' 6" (1.8m x 3.5m)  
With double glazed windows.

**BATHROOM** 9' 2" x 4' 11" (2.8m x 1.5m)  
Bath with shower over, WC and wash hand basin.

Stairs to:-

### **SECOND FLOOR**

**BEDROOM 2** 8' 6" x 7' 10" (2.6m x 2.4m)  
With eaves storage and double glazed window.

**BEDROOM 3** 16' 1" x 9' 2" (4.9m x 2.8m)  
With eaves storage and double glazed window.

### **COUNCIL TAX BAND A**

### **EPC RATING E**

### **VIEWING**

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

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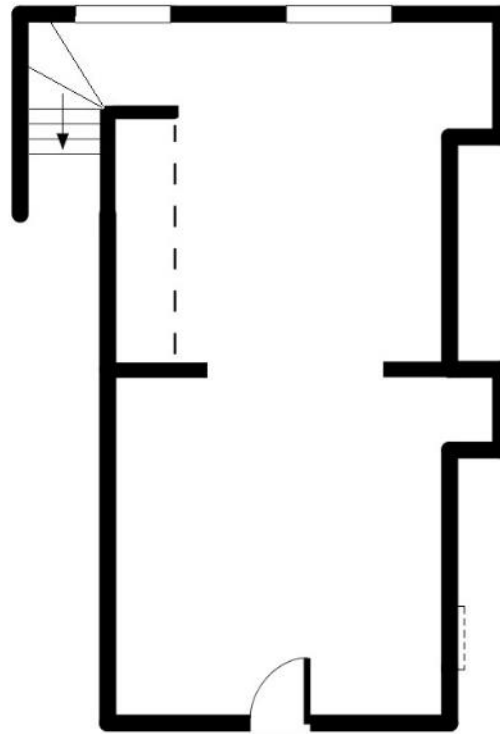




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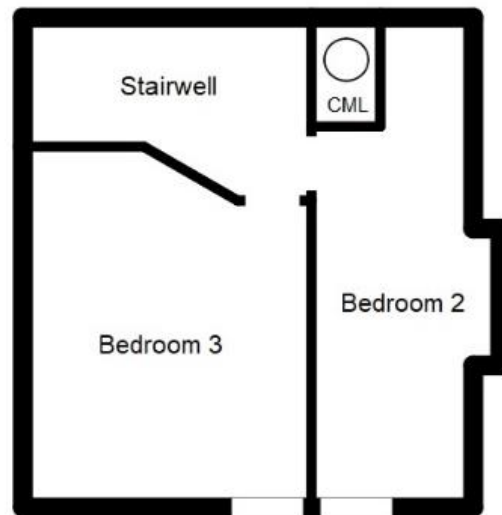
Illustration for identification only - not to scale  
square footage shown is approximate  
Made with Visual Floor Planner  
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201 Union Street  
Shop Floor



201A Union Street  
First Floor



201A Union Street  
Second Floor

[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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