

189 Union Street

Ref No: 3699

Torquay, Devon, TQ1 4BY



A Large Three Storey Property Sold with Vacant Possession

Potential for Development (Subject to Consent)

Ground Floor Retail Unit with Generous Ancillary Space

Close to Town Centre in Busy Trading Location

Viewing Highly Recommended

£120,000 Freehold

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



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LOCATION

Situated in the heart of Torre the street presents a diverse trading location, benefitting from continuous traffic flow and hour long on street parking. The street supports a wide variety of retailers, professional services and service industry occupiers and presents a good trading pitch year round.

DESCRIPTION

Formerly trading as a gentleman's outfitters, the premises is available with Vacant Possession and comprises a sizable freehold property with accommodation across three floors. Suitable for owner occupiers and investors the property has scope for redevelopment (subject to necessary consent) and offers flexible accommodation.

The accommodation briefly comprises:-

GROUND FLOOR COMMERCIAL PREMISES

RETAIL AREA

48' 7" x 13' 5" (14.81m x 4.10m)

RETAIL AREA 2

12' 2" x 11' 6" (3.71m x 3.50m)

ADDITIONAL HALF LANDING

To the rear.

OFFICE/WC

7' 9" x 11' 11" (2.37m x 3.64m)

FIRST FLOOR

STORE ROOM 1

12' 0" x 6' 7" (3.65m x 2m)

STORE ROOM 2

9' 10" x 15' 2" (2.99m x 4.63m)

STORE ROOM 3

10' 5" x 9' 7" (3.17m x 2.92m)

BASEMENT

STORE ROOM 1

15' 3" x 9' 3" (4.66m x 2.82m)

STORE ROOM 2

12' 5" x 9' 11" (3.79m x 3.02m)

WC

REAR EXIT

Stairs down to access lane.

GARAGE/PARKING SPACE

12' 4" x 13' 3" (3.77m x 4.05m)

PLANNING

This property may be of interest to those looking to develop the ancillary space. Interested parties are advised to contact the Local Planning Authority.

Historic plans and permission for the basement can be found Ref: 09.08891.

RATEABLE VALUE

2017 List: £4,950.

Please note this is not Rates Payable. Interested parties are advised to contact the Local Billing Authority, Torbay Council.

EPC RATING D

VIEWING

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



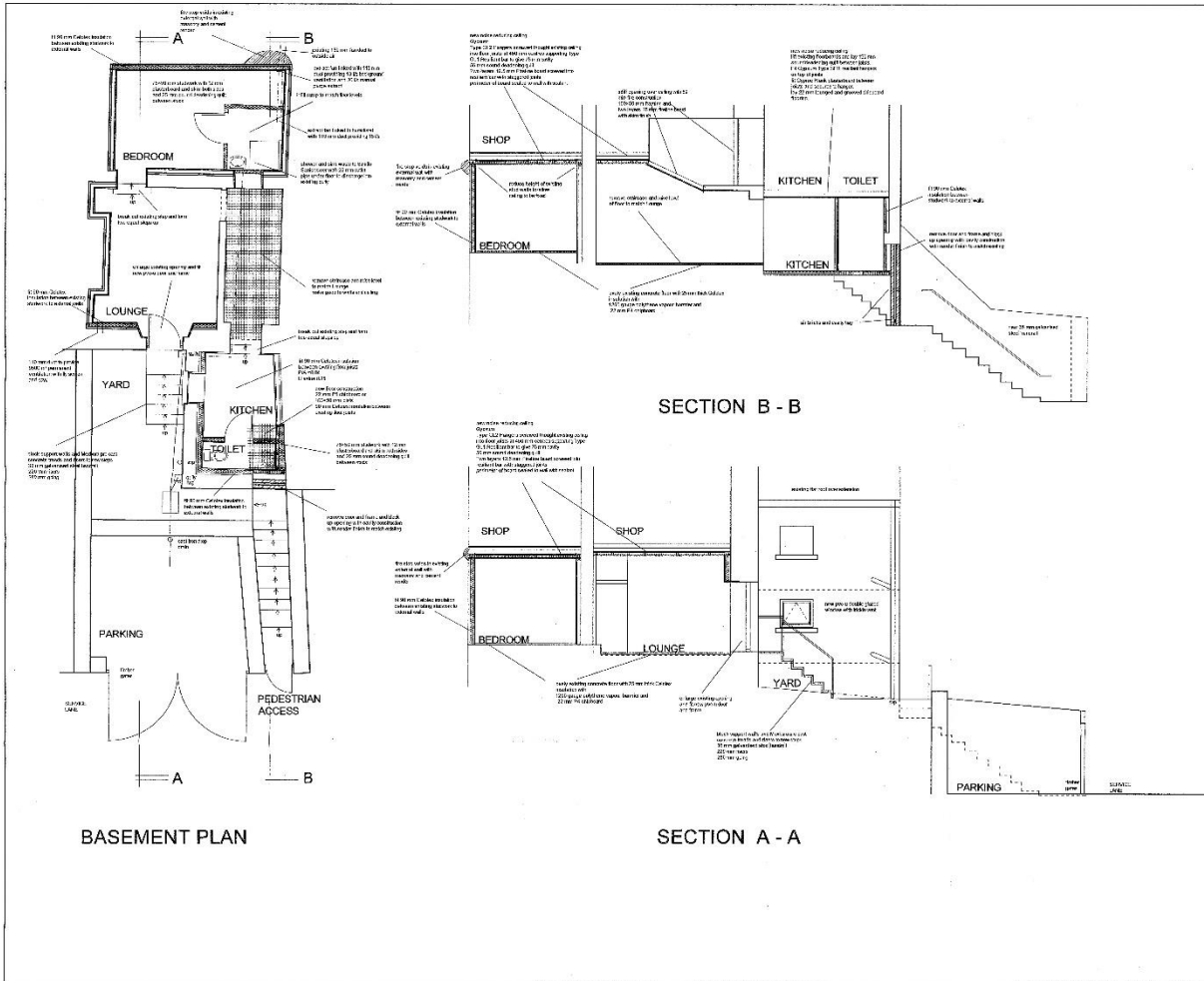
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Notes:

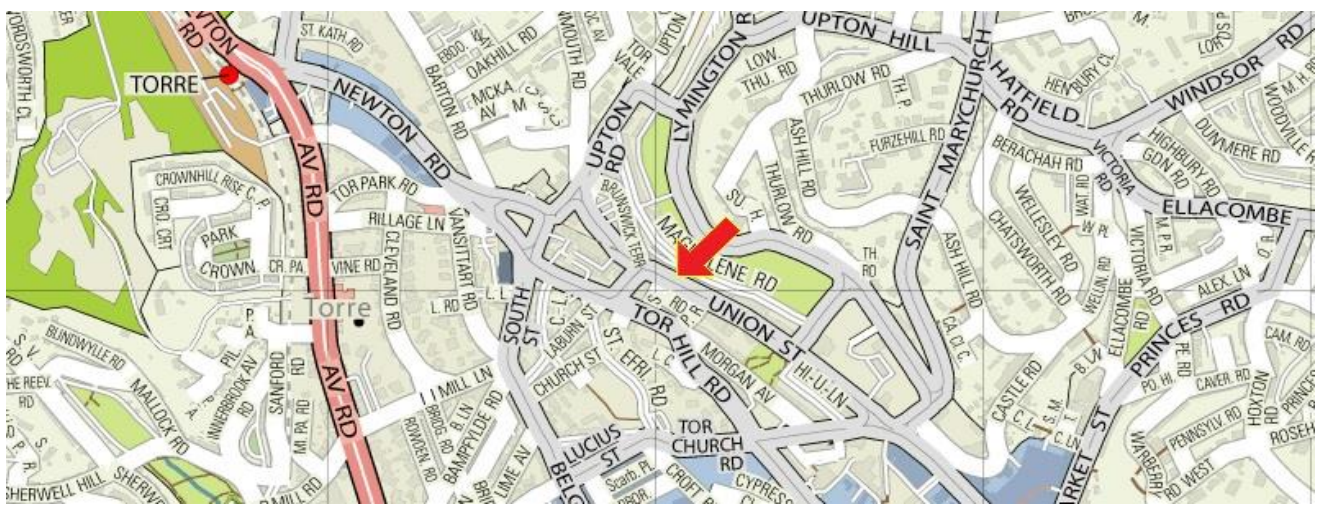
1. All work to be carried out in accordance with the Building Regulations 2010 and the Building Control Authority's requirements.
2. All work to be carried out in accordance with the relevant British Standards.
3. All work to be carried out in accordance with the relevant Building Regulations and Approved Documents.
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No.	Date	Details
Revisions		
1		Issue for Building Control
2		Issue for Building Control
3		Issue for Building Control
4		Issue for Building Control
5		Issue for Building Control
6		Issue for Building Control
7		Issue for Building Control
8		Issue for Building Control
9		Issue for Building Control
10		Issue for Building Control

PROPOSED CONVERSION OF BASEMENT TO SELF-CONTAINED FLAT AT 189 UNION STREET TORQUAY

BASEMENT AS PROPOSED

Drawn	SC	Scale: @ A1
Date	Oct 09	1:50
Job No.	09/129	Drawing No. Revision
		03



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



IMPORTANT NOTE: Messrs Bettsworths 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 Bettsworths 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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