

242 Union Street

Ref No: 4284

Torquay, Devon, TQ2 5QU



Large Commercial Premises in Town Centre Location

Commercial Accommodation Over 4 Floors – Renovated to a High Standard

Conversion Potential of Upper Floors to Residential

Of Interest to Owner Occupiers, Investors and Developers

Viewing Highly Recommended

Offers in the Region of £200,000 Freehold

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



242 Union Street

Torquay, Devon, TQ2 5QU

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. 196m² (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 conversion.

The accommodation briefly comprises:-

GROUND FLOOR

RETAIL AREA

WIDTH

18' 8" (5.7m)

DEPTH

28' 10" (8.8m)

HAIR WASH 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

2017 List: £5,400

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, Bettesworths. Tel. 01803 212021.

www.bettesworths.co.uk

29/30 Fleet Street
Torquay
Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettesworths 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 Bettesworths 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.

Interested in this property?

T.01803 21 20 21 bettesworths.co.uk

