



86 Union Street

Torquay, Devon, TQ2 5PY



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Torquay, Devon, TQ2 5PY

**Large Freehold Property in High Street Location  
Accommodation Over 5 Floors – GIA Approx. 572m<sup>2</sup> (6,156 sq ft)  
In the Heart of Torquay's Principal Shopping Area  
Excellent Develop and Hold Investment Opportunity  
Available for Sale with Vacant Possession**

## DESCRIPTION

86 Union Street occupies a strong trading position on the busy side of Union Street, opposite the entrance of the Union Square Shopping Centre. The property is in the vicinity of a few notable national retailers including Nationwide, Costa Coffee, Boots and Vision Express.

The property is a large, mid-terraced, freehold with accommodation over 5 floors. The property offers an exciting opportunity for a multi-unit, mixed use development. It is likely a portion of the retail accommodation will need to be retained but upper floors and potential portions of ground and basement could be converted into residential accommodation, subject to planning consent.

**Viewing is highly recommended to appreciate the size and potential of the property on offer.**

Ref No: 4868

£300,000 Freehold

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The accommodation briefly comprises:-

## GROUND FLOOR

### RETAIL AREA

18' 2" x 62' 6" (5.53m x 19.04m)

### REAR OFFICE

16' 0" x 8' 7" (4.88m x 2.62m)

### STORAGE

5' 11" x 3' 6" (1.80m x 1.07m)

### WC

### BASEMENT

68' 10" x 19' 2" (20.99m x 5.84m) (max)

### FIRST FLOOR

NIA Approx – 105m<sup>2</sup> (1,130 sq ft)

### SECOND FLOOR

NIA Approx – 104m<sup>2</sup> (1,119 sq ft)

### THIRD FLOOR

NIA Approx – 48m<sup>2</sup> (516 sq ft)

With additional space in the roof void.

## TENURE

The freehold of the property is offered for sale with vacant possession.

## BUSINESS RATES

The property currently has two business rates valuations.

### Ground, 1st & 2nd Floor

2023 List: £25,000

### Basement

2023 List: £4,750

**Please note the values listed above are not Rates Payable.** Interested parties should make enquiries with the Agents, as to approximate Rates Payable.

## LEGAL COSTS

Each party is to bear their own legal costs incurred in any transaction.

## VAT

All figures are quoted exclusive of VAT, which may be chargeable.

## EPC RATING D

## VIEWING

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

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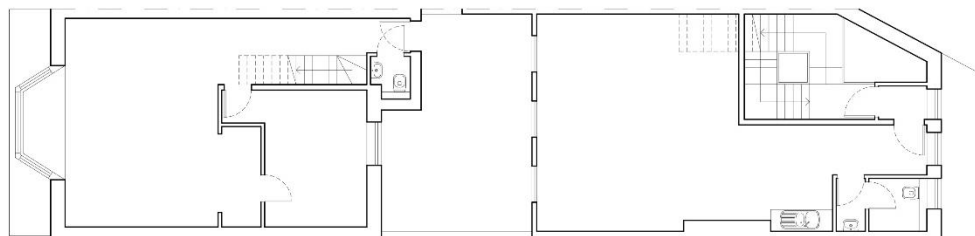
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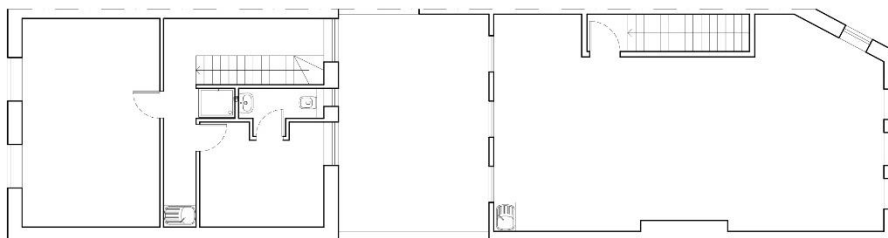


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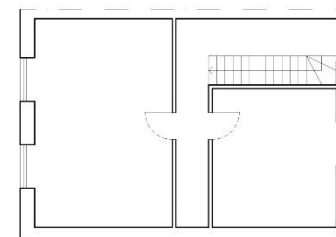
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FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

0m 1:100@A3 10m



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29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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