



# Printers Elbow

268 Union Street, Torquay, Devon, TQ2 5QU



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**Substantial & Prominent Town Centre Freehold Pub Available For Sale**  
**Excellent Location Surrounded by a Mix of Both Commercial & Residential Uses**  
**Spacious Character Main Bar together with Outside Courtyard Area**  
**Secondary Adjoining Annexe Building with Potential to Convert**  
**Flexible 4 Bed Living Accommodation**  
**Potential to Split/Develop the Property (STP)**

## LOCATION

The Printers Elbow is situated on a corner site at the higher end of Union Street, in the heart of the up and coming area of Torre. Torquay Town Centre is less than a mile away and the Seafront and Harbour/Marina are only a short distance away.

Torquay is the major town of the three Torbay towns that make up the English Riviera. The advent of the new Kingskerswell Bypass has made Torquay much more accessible and there is an easy connection to the M5 Motorway at Exeter. Newton Abbot, 5 miles away, has a main line station for trains to London and the North of England.

## DESCRIPTION

The Printers Elbow is a prominent and substantial, period corner property constructed of stone rendered walls under a slate roof. The pub has a traditional warm and friendly atmosphere, with the main bar area opening to a games area. There is an outside trade area. Upstairs there is flexible owner's accommodation of 4 bedrooms and 2 bathrooms, spread over two floors. The building is arranged in two parts and could possibly be divided or redeveloped subject to the necessary planning consents.

Ref No: 4580

Offers in the Region of £200,000 + VAT Freehold

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The premises comprises:-

Double wooden door to:-

## **ENTRANCE PORCH**

Door to:-

## **MAIN TRADE AREA**

Wood floor, alcove seating for approximately 25 with chairs and stools.

## **DARTS AREA**

## **POOL AREA**

## **BAR**

To one wall with shelves under. Door to:-

## **LOBBY**

To:-

## **GENTLEMAN'S CLOAKROOM**

With 3 urinals and wash hand basin, separate cubicle with low level WC and wash hand basin.

## **LADIES CLOAKROOM**

Comprising 2 cubicles, fully tiled, vanity unit with 2 inset wash hand basins. From the bar a door leads to:-

## **KITCHEN**

Range of stainless steel work tops, fully tiled, double bowled stainless steel sink unit, range of wall cupboards. From the Kitchen a passage way leads to 2 cellar areas with store.

## **MAIN CELLAR AREA**

With pumps and cellar master cooler unit.

## **SECONDARY CELLAR AREA STORE WITH FURTHER FIRST FLOOR MEZANINE AREA**

## **FIRST FLOOR**

## **HALF LANDING**

With WC, low level suite and wash hand basin. Stairs to:-

## **MAIN LANDING**

## **OFFICE/ROOM**

With water tank and immersion heater. Concealed secondary staircase to second floor. With wall mounted combi gas water heater.

## **KITCHEN**

Fitted with double bowl stainless steel sink unit, fitted worktop with cupboards under and over, gas boiler for central heating.

## **BEDROOM 1**

With large cupboard.

## **BEDROOM 2**

With Victorian decorative fireplace with double alcoves either side.

## **BATHROOM**

A large room with low level WC, panelled bath, pedestal wash hand basin, electric shower over bath. Stairs to:-

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## **SECOND FLOOR**

### **LANDING**

### **PANTRY/KITCHEN**

With stainless steel sink unit.

### **BEDROOM 3**

### **BEDROOM 4**

### **BATHROOM**

With low level WC, panelled bath, pedestal wash hand basin.

### **OUTSIDE**

Walled beer garden with a number of pub benches.

## **GENERAL INFORMATION**

### **RATEABLE VALUE**

2023 List: £7,000. This is not Rates Payable. For further enquiries we advise you contact Torbay Council.

### **TERMS OF SALE**

The Purchaser (via their solicitor) will be required to pay an abortive legal fee deposit of £5,000 (to be held by the seller's solicitor) prior to the release of the legal package.

The Purchaser will have 15 working days from the date the legal pack is released from the seller's solicitor to the purchaser's solicitor to exchange contracts.

10% of the Purchase price will be payable upon exchange of contracts. If the purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price.

If the Purchaser withdraws from the transaction or the contracts are not exchanged within such period, the abortive legal fee will be forfeited.

The seller will undertake to provide timely responses to the Purchaser's enquiries and comments to facilitate their ability to exchange contracts within the required time. The deposit will be refunded if the seller is unable to show good title or withdraws from negotiations within the required time (save where due to the seller revising the agreed terms).

If exchange shall not occur within the required time, the seller shall be free to withdraw from the transaction and retain the abortive deposit. Completion to be 15 working days after exchange of contracts.

### **INVENTORY**

Anything on site at the time of sale is included with the exception of any security equipment and third party owned equipment (cellar, beer dispense etc).

### **EPC RATING D**

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## HISTORIC PHOTOS



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HISTORIC PHOTOS



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29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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