



201 Union Street

Torquay, Devon, TQ1 4BY



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**Freehold Mixed-Use Investment with Development Opportunity
Arranged as 2 Bed Flat, Commercial Unit and Basement Stores
Planning Permission Granted for 3 Bed Town House & 1 Bed Flat
Potential to Reapply for Planning to Create More Units
Sold with Vacant Possession**

LOCATION

The property is situated in a prominent position on Union Street, Torre in central Torquay. Torre is a well-established commercial thoroughfare at the top of Torquay's High Street, benefitting from on street parking and good transport links. Upton Park and various local amenities are located nearby, with Torquay Harbour and the seafront also within easy reach.

DESCRIPTION

201 Union Street comprises a mid-terraced freehold property arranged over five levels. The ground floor provides a shop premises with a glazed frontage to Union Street and internal stairs leading to the lower ground floor. The lower ground level offers storage rooms and access to further basement storage. Arranged on the side of a hill the lower 'basement rooms' benefit from natural light from windows facing out over Upton Park.

The first and second floors comprise a self-contained two-bedroom flat with independent access. The flat benefits from separate utility supplies.

Ref No: 5277

Asking Price of £140,000 Freehold

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The property is being sold with vacant possession.

PLANNING

Planning permission has been granted for the conversion of the existing commercial accommodation and flat into a 3-bedroom town house and the lower stores into a 1 bedroom flat.

Planning was granted alongside a larger scheme including 203 Union Street, but these opportunities are being offered separately.

A link to the planning application can be found here: [P/2023/0821 | Conversion from two commercial premises with a single flat above into two town houses and flat. | Robert Excell 203 Union Street Torquay TQ1 4BY](#)

Alternatively, the reference on Torbay Council's Planning Portal is: P/2023/0821

TENURE

Freehold with vacant possession.

PRICE

Offers in the region of £140,000.

203 UNION STREET

203 Union Street is also available for sale and also offers residential development opportunity. Details of this property can be requested from the Agents.

SERVICES

The flat and shop have their own independent utility connections.

BUSINESS RATES

2023 List: £4,900.

Please note this is not the Rates Payable amount. Eligible parties will be able to claim 100% Small Business Rates Relief. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

COUNCIL TAX BAND

B and A.

VAT

We understand the property is not elected for VAT.

LEGAL COSTS

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

EPC RATINGS

Shop – E.
Flat – E.

VIEWING

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

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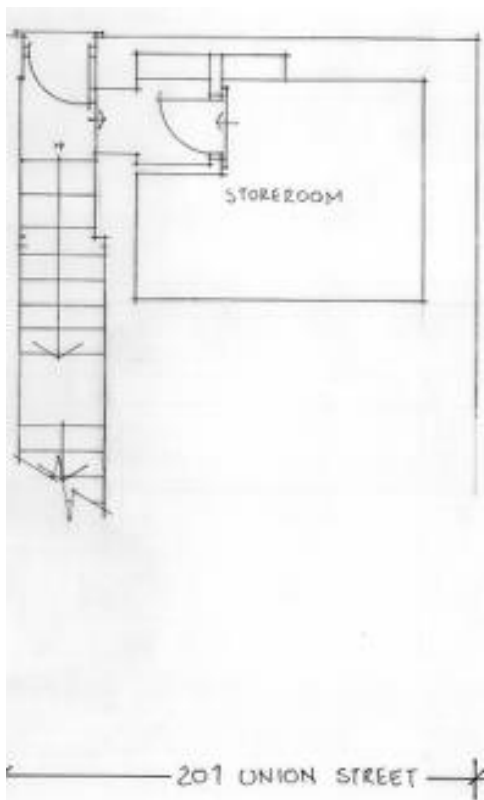
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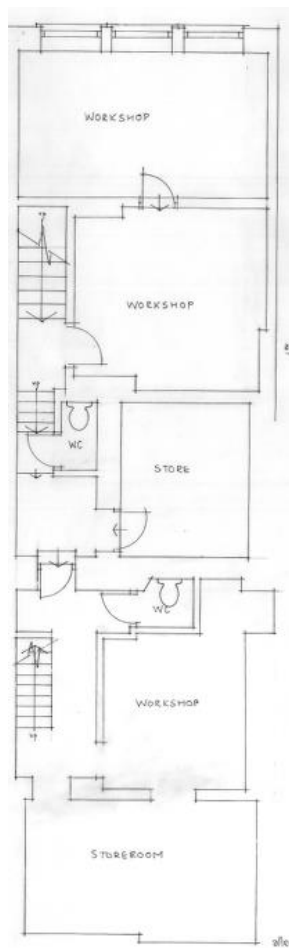
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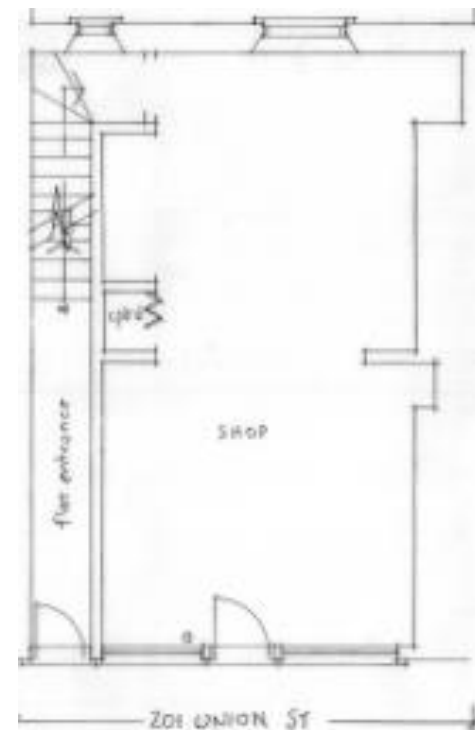
Lower Basement



Basement Floor



Ground Floor



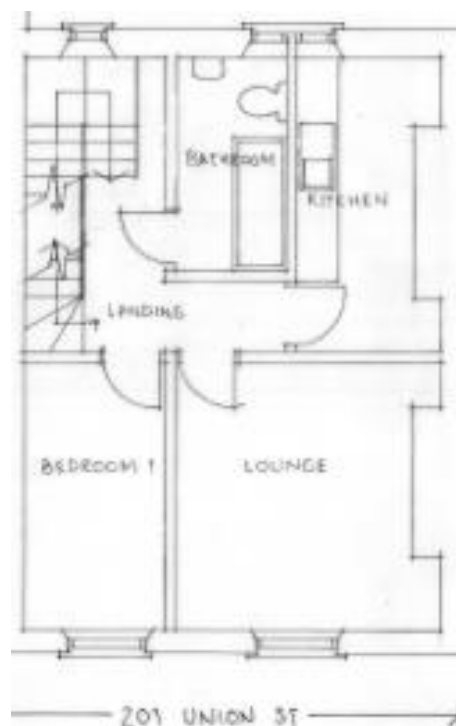
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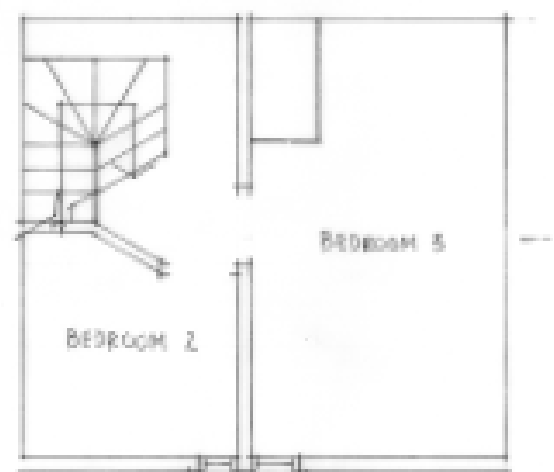
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First Floor



Second Floor



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.

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