



87 Union Street

Torquay, Devon, TQ1 3DG



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## **Large Freehold Town Centre Premises**

**Ground Floor Approximately 120m<sup>2</sup> (1,291 sq ft)**

**First & Second Floors Approximately 212m<sup>2</sup> (2,282 sq ft)**

**Strong Development Potential of Uppers (Subject to Planning)**

**Ground Floor Retail Well Presented – All Available with Vacant Possession**

### **LOCATION**

Located in the centre of Torquay and part of Torquay's main high street. The upper section of Union Street is becoming a service focussed area, with notable occupiers including Merlin Cinemas, Vision Express and Halifax. The nearby Union Square shopping centre is currently the centre of a large development proposal run by Torbay Council, which will see the creation of a mixed-use retail, health centre and residential development with associated public spaces.

### **DESCRIPTION**

87 Union Street comprises a ground floor retail unit, with first and second floor ancillary space. The retail unit is well presented and by itself would offer a good-sized retail offering.

The first and second floors offer excellent opportunity for residential development, subject to planning. The gross combined areas for these two upper floors is 212m<sup>2</sup> (2,282 sq ft) offering the opportunity to create multiple units within the space. Access to the uppers is currently through the shop and via an external right of way to the rear of the property via Castle Street.

Ref No: 5307

**£200,000 Freehold**

**Interested in this property?**

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The accommodation briefly comprises:-

## GROUND FLOOR

22' 0" x 55' 1" (6.70m x 16.80m)

Approx. 120m<sup>2</sup> (1,291 sq ft).

## FIRST FLOOR

Approx. 121m<sup>2</sup> (1,302 sq ft).

## SECOND FLOOR

Approx. 91m<sup>2</sup> (980 sq ft).

## TENURE

Freehold with Vacant Possession.

## BUSINESS RATES

2023 List: £27,050.

**Please note this is not Rates Payable.** Interested parties are advised to contact the Agents for indication as to possible Rates Payable.

## VAT

VAT is payable on the purchase price.

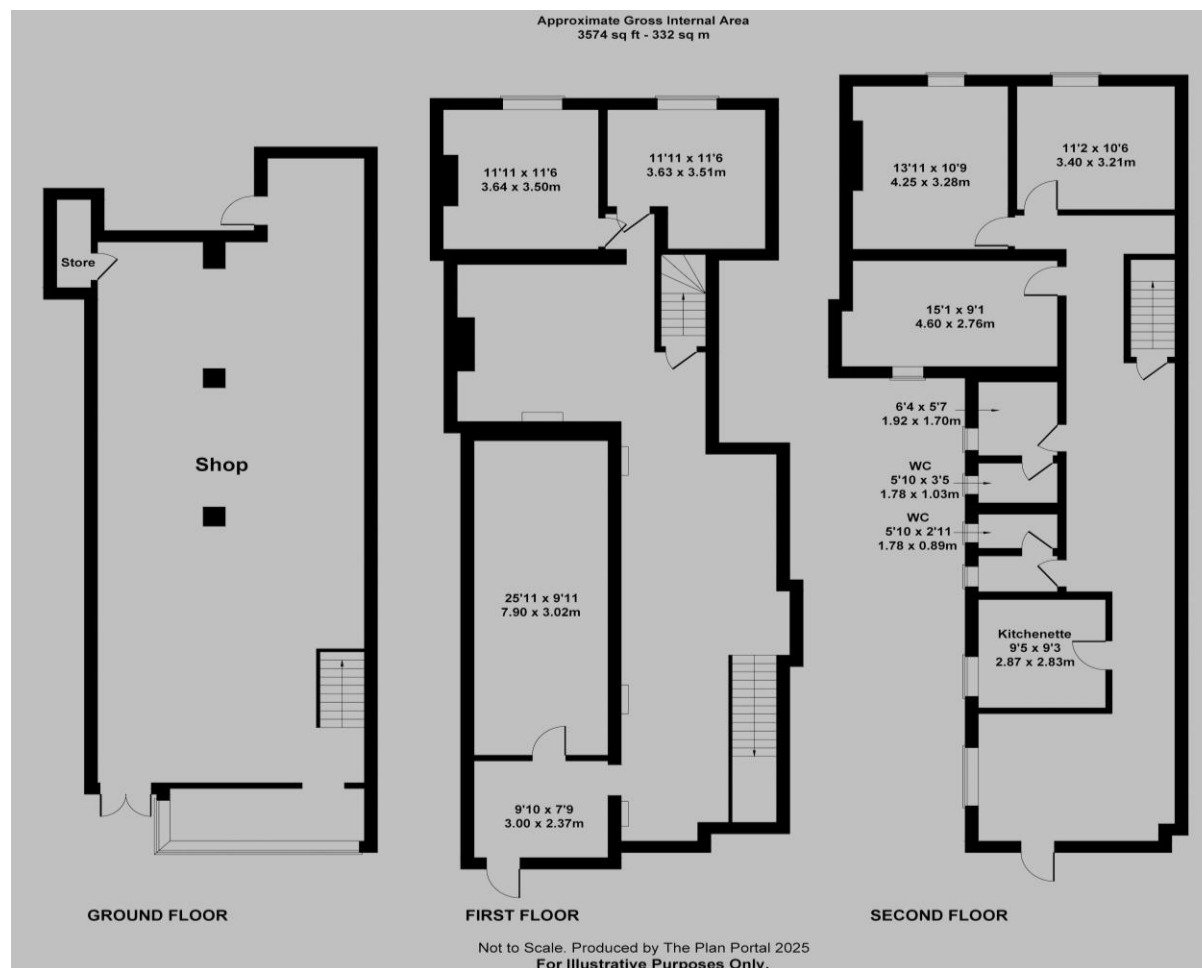
## LEGAL COSTS

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

## VIEWING

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

## EPC RATING C



Interested in this property?

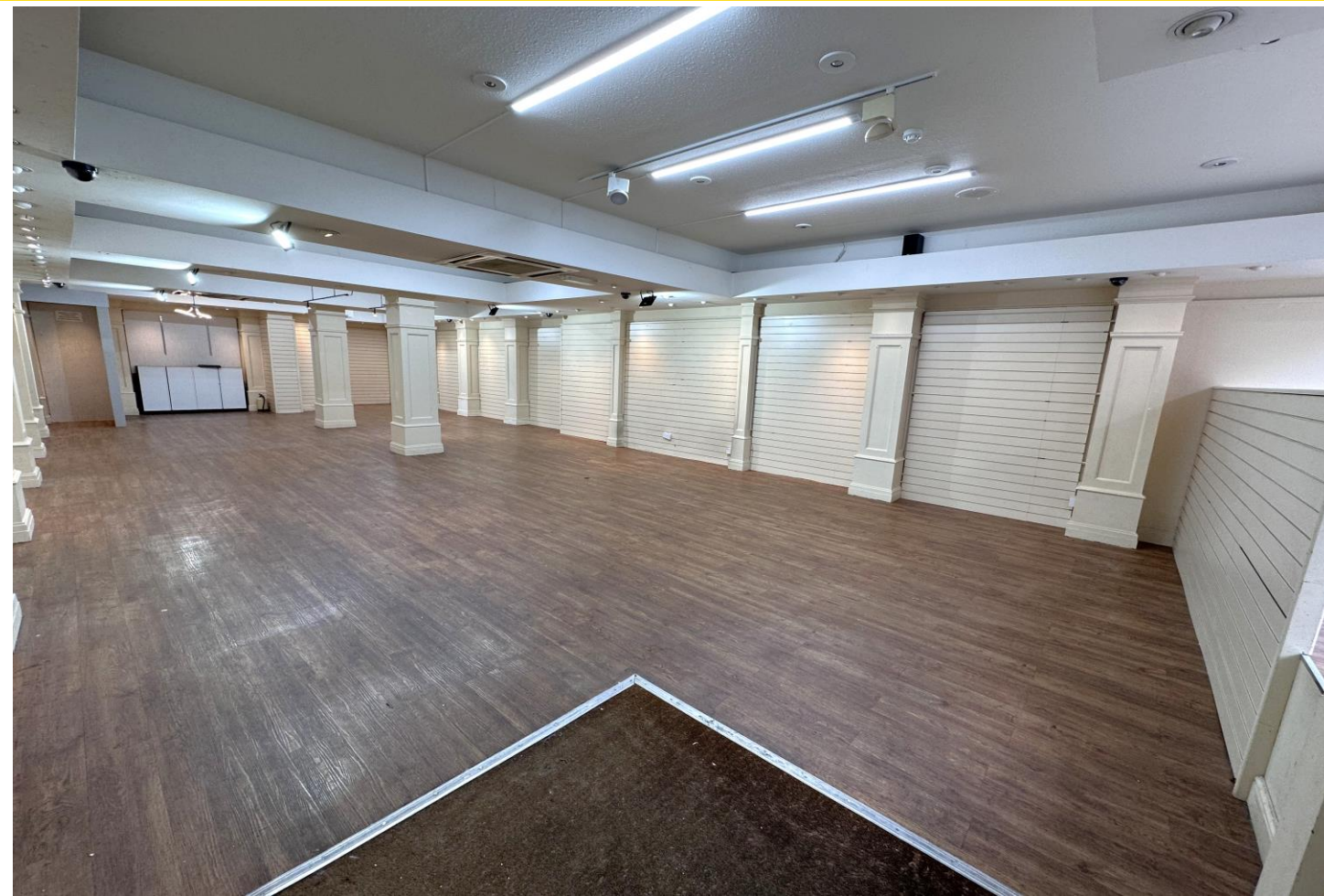
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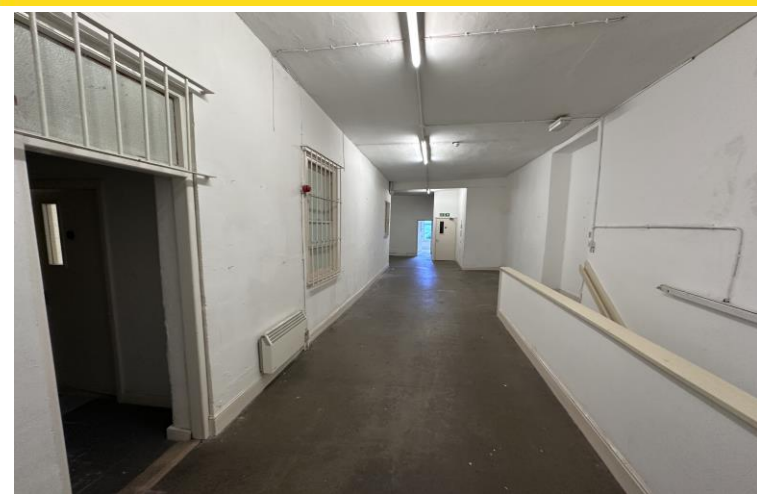
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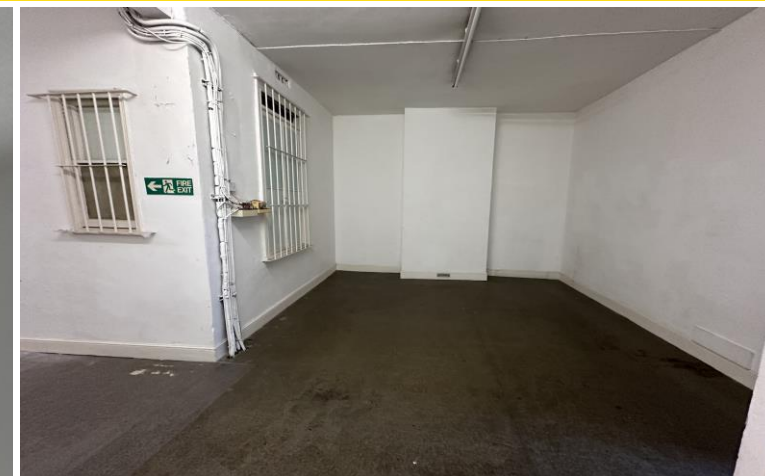
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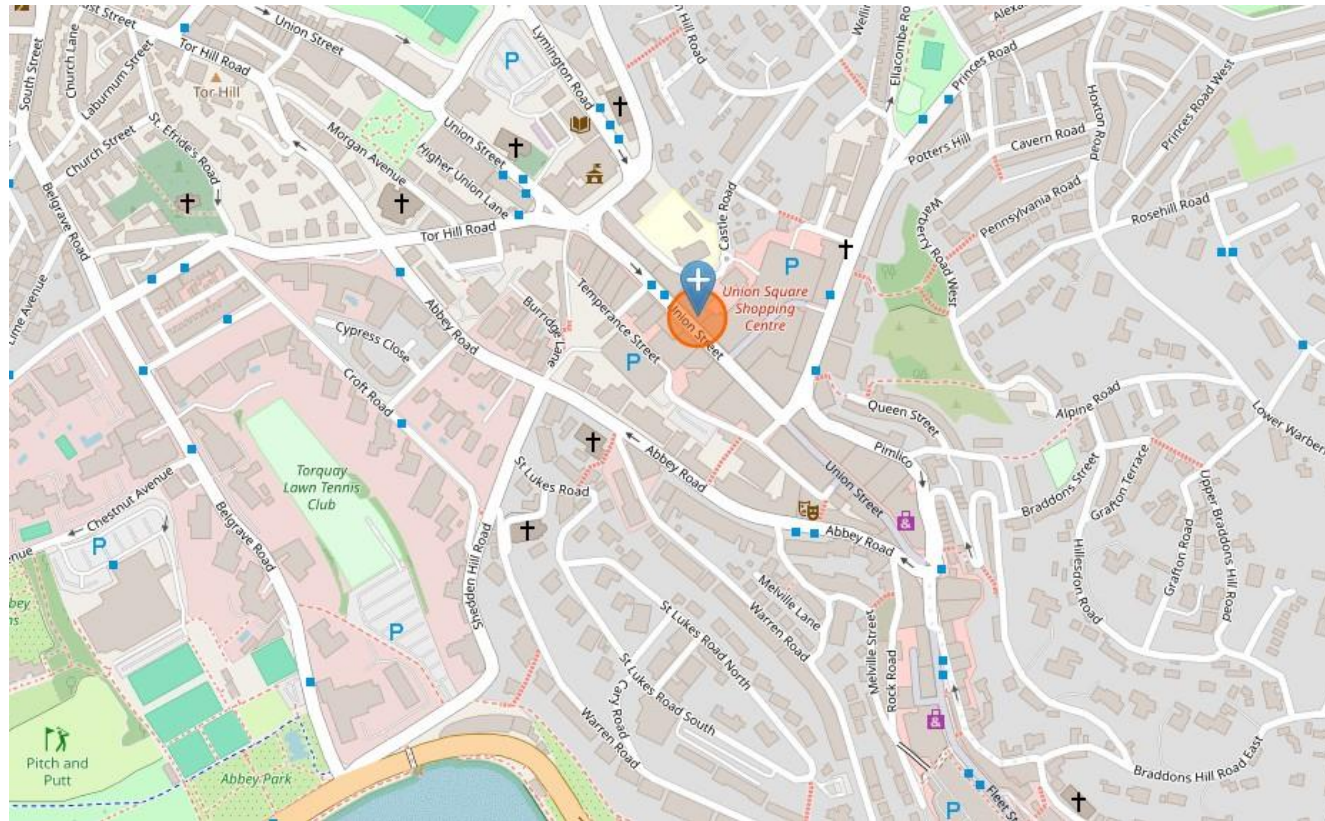
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29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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