



Description

An interesting opportunity to acquire a deceptively spacious mid terrace property currently comprising a ground floor retail shop unit, along with three lower floors of presently storage/workshop rooms with the lower level giving access on to the rear service lane, along with a self-contained three bedroom maisonette above. The property offers graphic potential for reconfiguration of the existing accommodation to create additional self-contained units of accommodation, subject to any requisite consents and having the benefit of a recent grant of planning permission for residential use, upon which interested parties must make and rely upon their own planning enquiries of Torbay Council planning department.

Situated

Union Street is a conservation area situated in the heart of Torquay's town centre with excellent public transport links, shopping and leisure facilities, Promenade, harbour and sandy beaches, along with educational facilities catering for all age groups.

Ground and Lower Floors

Ground Floor
Retail unit of circa 31 square metres

Lower Level 1

Hallway, two storage rooms, former kitchen area and 2 × WCs.

Lower Level 2

Hallway, two storage rooms with the rear room having views over the park.

Lower Level 3

Storage room/workshop with access to the rear service lane.

201A – The Maisonette

Ground Floor
Private entrance hall with stairs rising to the first floor.

First Floor

Landing, kitchen, sitting room, bedroom and bathroom.

Second Floor

Landing, two further bedroom/attic rooms with restricted headroom and under eaves storage.

Viewings

Strictly by prior appointment with Miller Countrywide Torquay 01803 291429. General

enquiries Countrywide Property Auctions 01395 275691.

Council Tax Band/VOA Rating

201 VOA rating £4,900
201A Council Tax Band A

EPC Ratings

201 E. 201A E

Note

The retail unit is due to become vacant in December. The maisonette is currently let on a rolling AST with a rental income of £159.50 per week/£8,294 p.ae.

Planning Note

The property forms part of a larger planning application relating to 201, 201A and 203 Union Street, planning reference P/2023/0821 for 'Conversion from two commercial premises with a single flat above into two town houses and flat', which was approved by Torbay Council on the 9th November 2023. Interested parties must make and rely upon their own planning enquiries of Torbay Council planning department.