



### Description

An opportunity to acquire three storey mixed use premises, currently comprising a self-contained ground floor office and associated rest area, currently let on a rolling assured short hold tenancy, generating an income of £6,240pae on a rolling AST, a vacant one bedroom first floor flat and a vacant second floor two-bedroom flat, both accessed via a secure entry phone system, along with a large rear storage area with natural light offering the potential, subject to any requisite consents, for the provision of further accommodation. The properties are all individually metered for utilities, with the upper floors having the benefit of gas central heating and double glazing.

### Situated

292 Union Street enjoys a prominent position within a thriving retail area, with both on street parking and nearby public car parking facilities. The seaside town of Torquay is a popular holiday destination, with a wide range of recreational facilities and amenities, a marina and multiplex cinema complex, sandy beaches and a selection of bespoke cafes and restaurants.

### Ground Floor – Retail Unit

Open plan office space, rest room with kitchenette and a cloakroom.

### Ground Floor – Residential Accommodation

Communal entrance hall with secure entry phone system, rear storage area with natural light, and stairs rising to the upper floors.

### First Floor Flat

Entrance hall, kitchen/diner, sitting room, double bedroom and a shower room.

### Second Floor Flat

Half landing with shower room, open plan lounge/kitchen/diner and two double bedrooms.

### Viewings

Strictly by prior appointment with Miller Countrywide Torquay 01803 291429. General enquiries Countrywide Property Auctions 01395 275691.

### EPC Ratings

All units are rated C

### Council Tax Band/Voa Rating

Retail premises VOA Rating £2,475

**First Floor Flat A.**  
**Second Floor Flat A**

### Tenure

Freehold

